Bk 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 07/05/05 12:04 2 pgs
Fees:13.00 Taxes:518.00
20050705-0076746

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Mr. & Mrs. Lee Stephens	The Mortgage Store Financial	Map: 150-14
328 Ridgecrest Drive	727 W. 7th Street, Ste. 850	Group: A
San Diego, CA 92114	Los Angeles, CA 90017	Parcel: 39 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William P. C. Griffin and wife, Donna L. Griffin**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LEE STEPHENS AND WIFE, SHARON STEPHENS**, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 39 on the Plan of Calumet, Phase Two, of record in Plat Book 7900, page 367, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William P. C. Griffin and wife, Donna L. Griffin by Special Warranty Deed from AmSouth Bank, dated August 15, 2003, and recorded at Instrument No. 20030911-0133683, said Register's Office.

This is improved property known as: 308 Preakness Drive, Antioch, TN 37013

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions filed in Book 7566, page 664 and Book 8602, page 716, said Register's Office; and all matters as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of June, 2005.

William P. C. Griffin

Donna L. Griffin

STATE OF CALIFORNIA
COUNTY OF Riverside

On this 27th day of June, 2005, before me personally appeared WILLIAM P. C. GRIFFIN and wife, DONNA L. GRIFFIN, ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Temecula, California, this 27th day of June, 2005.

Notary Public

My Commission Expires:

Feb. 04. 07

LUPE GARCIA
Commission # 1398144
Notary Public - California
Riverside County
My Comm. Expires Feb 4, 2007

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

KIMBRA R. ROUSH
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2008

Sworn to and subscribed before me this 28 day of June, 2005.

Notary Public
My Commission Expires: