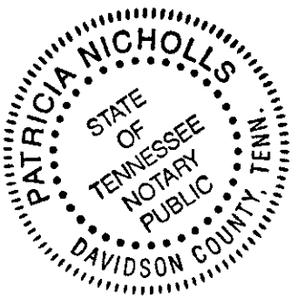
FILE BOX #5

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Cleofe Cecilia Griboski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Cleofe Cecilia Griboski | NEW OWNER | Map 119 |
| 13360 Kay Drive | | Group 12 |
| Corona, CA 92879 | | Parcel 142 |

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

**H.S. Tidwell and wife, Carolyn M. Tidwell and Michael S. Tidwell and Dare Tidwell Bagwell**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Cleofe Cecilia Griboski, married**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1, on the Plan of Battlewood Addition, Section I, of record in Book 5190, Page 207, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to H.S. Tidwell and wife, Carolyn M. Tidwell and Michael S. Tidwell and Dare Tidwell Bagwell, as tenants in common ( a 1/2 undivided interest) by deed from C.W. Tidwell and wife, Llewellyn S. Tidwell, of record in Book 9350, Page 720, dated May 16, 1994, Register's Office for said County. See also deed of record in Book 9322, Page 517, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5420, Page 331, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5190, Page 207; and (3) Sanitary Sewer Easement of record in Book 5091, Page 213, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2912 A & B Glencliff Rd., Nashville, TN 37211-2539

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 whomsoever. 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.

Davidson County DEEDWARR
Recvd: 07/13/05 13:22 2 pgs
Fees:13.00 Taxes:462.50
20050713-0081219

Witness our hands this 11th day of July, 2005.

H.S. Tidwell by Clayton W. Tidwell atty in fact

Carolyn M. Tidwell by Clayton W. Tidwell atty in fact

Michael S. Tidwell by Clayton W. Tidwell atty in fact

Dare Tidwell Bagwell by Clayton W. Tidwell atty in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Clayton W. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of H.S. Tidwell, Carolyn M. Tidwell, Michael S. Tidwell, and Dare Tidwell Bagwell as their Attorney in Fact as the free act and deed of the within named H.S. Tidwell, Carolyn M. Tidwell, Michael S. Tidwell, and Dare Tidwell Bagwell. Witness my hand and official seal at Nashville, Tennessee the 11th day of July, 2005.

My Commission Expires: ~~01/24/09~~ 1/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.