Davidson County DEEDWARR
Recvd: 08/02/05 14:15 2 pgs
Fees:13.00 Taxes:434.75

20050802-0090409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires March 22, 2008

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:
Terry C. Salter	CTX Mortgage Co., Inc.	Map 163
5170 Hickory Hollow Pkwy. #901	P.O. Box 199114	Group 05-0-A
Antioch, TN 37013	Dallas, TX 75219-9114	Parcel 013.00-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

Richard L. Griggs, Jr. and wife, Heather L. Griggs

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Terry C. Salter

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. 13, on the Plan of Hickory Hollow Townhomes, (Mill Park), Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Richard L. Griggs, Jr. and wife, Heather L. Griggs by deed from NVR, Inc., a Virginia corporation successor by merger to NVR Homes, Inc., a Virginia corporation t/a Ryan Homes, a Virginia corporation, of record in Book 11324, Page 965, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10719, Page 425; Book 11167, Page 757; Book 10719, Page 464; Book 11167, Page 759, said Register's Office.

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 Plat Book 9700, Page 686, said Register's Office; (3) Detention Pond Agreement of record in Book 10506, Page 278, said Register's Office; (4) Easement to Bell South of record in Book 11378, Page 991, said Register's Office; (5) All matters of record in Plat Book 9700, Pages 538 and 539, 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 5170 Hickory Hollow Pkwy. #901, Antioch, TN 37013

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.

Witness our hands this 29th day of July, 2005.

Richard L. Griggs, Jr.

Heather L. Griggs

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 Richard L. Griggs, Jr. and wife, Heather L. Griggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

Notary Public

My Commission Expires: ~~03/31/07~~
1/24/09

