Davidson County DEEDWARR
Recvd: 08/18/05 10:49 2 pgs
Fees:13.00 Taxes:471.75

20050818-0098373

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

05080111

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2005.

Notary Public:

My Commission Expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Richard L. Griffiths and Gina A. Griffiths 3812 Baxter Avenue Nashville, TN 37216	New Owner	61-15-302

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth L. Parrot**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Griffiths and wife, Gina A. Griffiths**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being the North half of Lot No. 34 on the Map of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee and described as follows:

SAID part of Lot No. 34 fronts 50 feet on the Easterly side of Baxter Allen of record in Book 4946, Page 306, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Elizabeth L. Parrot, unmarried by Warranty Deed from Stephen J. Karponai and wife, Jeannie Karponai, dated February 28, 2002, recorded March 5, 2002, of record in Instrument Number 20020305-0027351, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **3812 Baxter Avenue, Nashville, TN 37216**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 16th day of August, 2005.

Elizabeth L. Parrot

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 Elizabeth L. Parrot, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of August, 2005.

Commission Expires: 12/09/08

Notary Public: Deven J. Sutherland

DEVEN J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075