WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 14:27 2 pgs
Fees:13.00 Taxes:1036.00
20050922-0114072

LARRY D. CR... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Betty J. Hanmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Griffith	SAME	MAP 127 PARCEL
(NAME)	(NAME)	
7868 STEEPLECHASE LANE		
(ADDRESS)		
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Betty J. Hanmer, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry D. Griffith, and wife, Brenda J. Griffith**, 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Saddle Ridge, Section Two, of record in Plat Book 5200, page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Included in this conveyance and this conveyance is made subject to those rights in and to that certain Joint Drive Way Agreement of record in Book 9865, page 592, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh K. Hanmer and wife, Betty J. Hanmer by deed of record in Book 6975, page 125, Register's Office for Davidson County, Tennessee; the said Hugh K. Hanmer having since died on September 3, 2003 the property vests in Betty J. Hanmer as surviving tenant by the entirety.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land, and those more particularly described in Book 5660, page 823, and Plat Book 5200, page 366, Register's Office for Davidson County, Tennessee.

2005 taxes have been prorated this date and the Grantees herein shall be responsible for the payment of taxes when due.

This is improved property, known as 7868 Steeplechase Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19th day of September, 2005.

Betty J. Hanmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Betty J. Hanmer, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/19/2005.

Commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Notary Public