Davidson County DEEDWARR
Recvd: 03/28/06 15:01 2 pgs
Fees:13.00 Taxes:832.50
20060328-0035301

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Walter Allen Griggs and wife,
Jennifer Griggs
9008 Concord Road
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 118-2
PARCEL 289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Winn Family Partnership, LP, a Tennessee Limited Partnership** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Walter Allen Griggs and wife, Jennifer Griggs** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision Plat of Lot 7 and 8 of the George I Waddey's Subdivision, as of record in Instrument No. 20060307-0026370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Winn Family Partnership, L. P., a Tennessee limited partnership, by QuitClaim Deed from H. Powell Winn, dated December 22, 1998, of record in Book 11269, page 400, Register's Office for Davidson County, Tennessee. Also being part of the property conveyed to Winn Family Partnership, L.P., by QuitClaim Deed from Maxine Wilkerson Winn, dated July 9, 2004, of record in Instrument No. 20040712-0082878, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 707 Inverness Avenue, formerly known as 2500 B Franklin Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of March, 2006.

Winn Family Partnership, LP

BY: _____
Larry Marshall Winn,
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Larry Marshall Winn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing General Partner of Winn Family Partnership, LP, the within named bargainor, a Tennessee limited partnership, and that he as such Managing General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by himself as such Managing General Partner.

Witness my hand and official seal this 28th day of March, 2006.

_____
Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 28th day of March, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007