26-1-151

File #20060073

Register Return to:
LandTitle South, Inc.
3626 Aspen Grove Dr.
Suite 200
Franklin, TN 37067

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SE My Commission Expires October 26, 2008

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Robert Page, III	SunTrust Mortgage Inc.	Map 171-03-B
(NAME) 601 Old Hickory Blvd, Unit 71	(NAME) 901 Semmes Ave	Parcel 267.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, James R. Griffin, Unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joseph Robert Page, III and wife, Somer Raine Page, 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 Unit No. 29 on the Plan of Phase Two, Section Seven, *a Horizontal Property Regime of record in Book 9700, page 957, said Register's Office, to which reference is hereby made for a more complete description.

*Townhomes of Fredericksburg

Being the same property conveyed to James R. Griffin by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument 200005230051650, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ()
This is improved (X) property, known as 601 Old Hickory Blvd, Unit 71, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 24th day of March, 2006.

James R. Griffin by Brenda Tindall his attorney in fact

James R. Griffin by Brenda Tindall, his Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 04/04/06 15:33 2 pgs
Fees:13.00 Taxes:725.20

20060404-0038570

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24th day of March, 2006, before me personally appeared Brenda Tindall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of James R. Griffin and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. * , Register's Office for Davidson, Tennessee.

* 20060404-0038569

WITNESS my hand and official seal this 24th day of March, 2006.

BARBARA J. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027