WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CBB-06-212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Subscribed and sworn to before me this 5th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Griffith	Suntrust Mortgage	
212 Brittany Park Circle (ADDRESS)	(NAME) 201 4th Ave North, 7th Floor (ADDRESS)	162-12-A-26 CO
Antioch, TN 37213 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFERY W. SULLIVAN AND WIFE, ASHLEY S. SULLIVAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. GRIFFITH AND WIFE, JULI A. GRIFFITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 26, Resubdivision of Lots 11 thru 30, BRITTANY PARK, PHASE 1A, as shown on plat of record in Plat Book 9700, Page 263, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey W. Sullivan and Ashley s. Sullivan by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 25th day of June, 2003 in Instrument No. 20030625-0087024, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 9700, Page 263; Book 7900, Page 998; Book 10016, Page 870; Book 10772, Page 988; Book 11398, Page 4; Inst. No. 20021025-0130771; Book 10016, Page 900; Book 10021, Page 60; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 212 Brittany Park Circle, Antioch, Tennessee 37213
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of April, 2006.

Jeffery W. Sullivan by Ashley S. Sullivan as Attorney in Fact

Ashley S. Sullivan

Davidson County DEEDWARR
Recvd: 04/13/06 15:28 2 pgs
Fees:13.00 Taxes:340.40

20060413-0042835

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley S. Sullivan, the within named bargainor, 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 the 5th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

TATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ashley S. Sullivan, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jeffery W. Sullivan and acknowledged that he/she executed the same as the free act and deed of the said Jeffery W. Sullivan.

Witness my hand and official seal at Davidson County TN
on this the 5th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903