Davidson County DEEDWARR
Recvd: 04/26/06 11:38 2 pgs
Fees:13.00 Taxes:314.50

20060426-0047703

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2006.

Notary Public
My commission expires: 9.19.09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

02-0603-44677

Address of New Owner:	Send Tax Bills to:	Tax Information
David W. Griffin 5316 Edmondson Pike Unit 1 Nashville TN 37211	New Owner	161-10-A-45.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly A. Vanderyt, Married, F/K/A Kelly A. Cupp, herein after referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David W. Griffin, Unmarried, hereinafter called the Grantees, their successors 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. 5316-#1, of Danbury Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Danbury Condominiums as shown on Exhibit "C" to the Master Deed of record in Book 6612, Page 122 in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Kelly A. Cupp by special warranty deed from WM Specialty Mortgage, LLC, dated August 19, 2003, of record in Instrument No. 20031003-0146137, Register's Office for Davidson County, Tennessee. Scott Vanderyt, husband of Kelly A. Vanderyt, joins in this conveyance to convey any and all of his marital interest of said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5316 Edmondson Pike Unit 1, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of April, 2006.

Kelly A. Vanderyt

Scott Vanderyt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly A. Vanderyt and Scott Vanderyt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of April, 2006.

State of Tennessee at Large

My Commission expires 9/8/09