Davidson County DEEDWARR
Recvd: 06/20/06 10:36 2 pgs
Fees:13.00 Taxes:470.64

20060620-0073381

ADDRESS NEW OWNER:
Elizabeth Ann Abel
Brian Joseph Huffman
504 Killean Court
Nashville, TN 37209

Maximum principal indebtedness for Tennessee recording tax purposes is $ $121,200.

SEND TAX BILL TO:

SAME AS NEW OWNER

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

MAP & PARCEL NOS.:
91-5 A 16

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steven R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Ann Abel and Brian Joseph Huffman*** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

* BOTH UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Second Revision Final Plat Sylvan Heights, Phase Two, of record in Book 7900, Page 216, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. See also Surveyor's Certificate of Correction of record in Book 8308, Page 122, said Register's Office.

Being the same property conveyed to Steven R. Griffith, a married person, from Catherine C. Davis, unmarried, by Warranty Deed dated December 29, 2005, of record in Instrument No. 20051230-0156937, Register's Office for Davidson County, Tennessee.

This is property with a common address of 504 Killean Court, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 7900, Page 216, and boundary plat of record in Book 6900, Page 663, said Register's office and all matters therein; (3) Declarations of Covenants, Conditions, and Restrictions of record in Book 7568, Page 400, as amended in Book 7888, Page 831, and Book 8268, Page 626, said Register's Office; (4) Charter of record in Book 7601, Page 632, said Register's Office; (5) Deeds of Conveyance of record in Book 8204, Page 281, and Book 8204, Page 219, said Register's Office; (6) Deeds for common areas of record in book 7710, Page 509, as corrected in Book 7732, Page 757, and deed in Book 8268, Page 633, said Register's Office; (7) Storm Water Detention Agreement of record in Book 7497, Page 42, said Register's Office; (8) Surveyor's Certificate of Correction of record in Book 8308, Page 122, said Register's Office.

Seller further warrants that the property has never been used as his marital residence and is not subject to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $127,200.00.

Affiant

Subscribed and sworn before me this 12th day of June, 2006.

My Commission Expires: 7/21/07

Notary Public

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **12th** day of **June, 2006**.

Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Steven R. Griffith** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **12th** day of **June, 2006**.

Notary Public
My Commission Expires: 11-14-2009

TY E. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0605-058