Davidson County DEEDWARR
Recvd: 08/10/06 09:50 3 pgs
Fees:18.00 Taxes:1017.50
20060810-0098451

Compliments of

DAVIDSON COUNTY TITLE COMPANY

16720 Highway 64 * Phone 901/465-8675**
Somerville, Tennessee 38068

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, BILLY GRIGGS referred to as Grantor for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto **MARY T. PEEBLES,** herein referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, the said Grantee, heirs, successors, and assigns forever, the following described lot or parcel of land situated in Davidson County, Tennessee with same being more particularly described as follows, to-wit:

Being Lot No. 102, on the Plan of Southmeade, Section, Revised, as shown on Plat Book 2900, Page 92, as re-recorded in Plat Book 2900, Page 124, In the Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Tax ID # 132-11-0-079.00

Being the same property conveyed to BILLY GRIGGS and wife, MARY W. GRIGGS, by Deed from EDWARD B. SEXTON and wife, MABEL D. SEXTON, dated 5/12/72 and recorded 7/16/72 in Book 4601, Page 804, Register's Office for Davidson County Tennessee. The said MARY W. GRIGGS died intestate, a resident of Fayette County Tennessee on July 21, 2006, thereby vesting sole fee simple title into the said BILLY GRIGGS as the surviving tenant.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs and assigns forever.

AND THE GRANTOR does hereby covenant with the said Grantee that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered except for: Restrictions, and Easements of record, including right-of-way rights to that portion of subject property underlying the public road, and those found in Plat Book 6, Page 137 and Book 463, Page 941; and subdivision restrictions, covenants, easements and set-back requirements of Quail Ridge Subdivision, Phase 1 found of record in the aforesaid register's office in Plat Book 6, Page 137 and Book 463, Page 941, all of record in aforesaid Register's office and the 2006 property taxes, which are not due or payable, the liability of which the Grantee do hereby assume and agree to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS my Hand and Seal this 3rd day of August, in the year of our Lord Two Thousand Six.

Billy Griggs
BILLY GRIGGS

STATE OF TENNESSEE

COUNTY OF FAYETTE

On this the 3rd day of August, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **BILLY GRIGGS,** personally known to me to be the person described in the foregoing instrument, and who upon oath acknowledged himself to be the within named bargainor who executed the foregoing instrument for the puposes therin contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

Leigh Wilburn
Notary Public

LEIGH ROSSER WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 11-29-09
COUNTY OF FAYETTE

My Commission Expires:
11/29/09

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 275000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me, this the 3rd day of August, 2006.

Notary Public

My Commission Expires:

ERIN Y. MARTHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2009

MAIL TAX BILLS TO PROPERTY OWNER:
MARY T. PEEBLES AND PAUL W. WEIGLE
4402 PRESCOTT ROAD
NASHVILLE, TN 37204

NEW PROPERTY OWNER AND
PROPERTY ADDRESS:
MARY T. PEEBLES AND PAUL W. WEIGLE
4402 PRESCOTT ROAD
NASHVILLE, TN 37204
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
FAYETTE COUNTY TITLE COMPANY
16720 HIGHWAY 64
SOMERVILLE, TN 38068

#061202