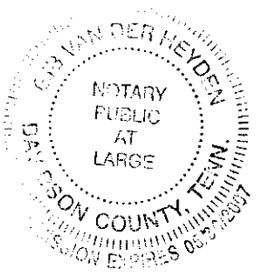
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~275,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2006

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sandra J. Griffin	Countrywide Home Loans, Inc.	Map 181
7024 Sugar Plum Rd.		Group 1-O-A
Nashville, TN 37211		Parcel 114-CO

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, we

Carl Bruce Mallard and wife, Kristi Rose Mallard f/k/a Kristi Rose Saltz

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sandra J. Griffin Unmarried

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 Lot No. 137 on the Plan of Section Three Sugar Valley, of record in Plat Book 9700, Page 374 and amended in Instrument No. 20000410-0035743, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl Bruce Mallard and Kristi Rose Saltz by deed from Eric W. Whisler and wife, Julie D. Whisler, of record in Instrument 20040901-0105789, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 11069, Page 14; Instrument 20030708-0093637; Instrument 20000410-0035790, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000410-0035743, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7024 Sugar Plum Rd., 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 25th day of August, 2006.

Carl Bruce Mallard

Kristi Rose Mallard f/k/a Kristi Rose Saltz

Davidson County DEEDWARR
Recvd: 09/27/06 08:20 2 pg
Fees:13.00 Taxes:1017.50

20060927-0119257

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Bruce Mallard and Kristi Rose Mallard f/k/a Kristi Rose Saltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

