WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 10:12 2 pgs
Fees:13.00 Taxes:1026.75
20061003-0122198

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-23-2010

(AFFIX SEAL)

JOANN DISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Griggs and Neil Griggs	Bank of America, N.A.	103.06-0-203.00
(NAME)	(NAME)	
5629 Stoneway Trail	9000 Southside Blvd., Bldg. 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Carrie A Sadler (fka Carrie A. Rine) and husband, Owen Sadler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leah Griggs and husband, Neil Griggs, 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:

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. 26 on the Plan of Brookside Courts Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carrie A. Rine, unmarried, by deed from James Matthew McGee and wife, Katherine R. McGee, dated September 27, 2002 and recorded October 1, 2002, in Instrument No. 200210010119079, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 5629 Stoneway Trail, Nashville, TN 37209
(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 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 29 day of SEPTEMBER, 2006.

Carrie A Sadler (fka Carrie A. Rine)

Owen Sadler

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 Carrie A. Sadler (fka Carrie A. Rine) and husband, Owen Sadler, the bargainor(s), with whom I am personally acquainted (or 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 Brentwood, Tennessee, this 29 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 5/30/07