Davidson County DEEDWARR
Recvd: 11/16/06 15:55 14 pgs
Fees:73.00 Taxes:710.40
20061116-0142667

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Joann Cruthirds and Jean Harden
5002 BONNASIDE DRIVE
HERMITAGE, TN 37076

SEND TAX BILL:

New Owner

MAP AND PARCEL:

Map 74-16
Parcel 167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lois Charlene Hargis also known as Charlene B. Hargis, Lillian Eunice Petty also known as Eunice B. Petty, Sandra Jean Ciuffo, Nancy Paulette Smith Osborne, Sidney Spencer Osborne, Ruby Mosier, Theodore Eckhardt Griffith, III, Stephen Guy Griffith, Eric Kip Griffith, Donna K. Brown, William (Bill) Griffith and Brenda K. Griffith** ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Joann Cruthirds and Jean Harden, both unmarried, as joint tenants with right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5002 Bonnaside Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

Lois Charlene Hargis

Lillian Eunice Petty

Sandra Jean Ciuffo

Nancy Paulette Smith Osborne

Sidney Spencer Osborne

Ruby Mosier

Theodore Eckhardt Griffith, III

Stephen Guy Griffith

Eric Kip Griffith

Donna K. Brown

William (Bill) Griffith

Brenda K. Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Lois Charlene Hargis also known as Charlene B. Hargis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Notary Public

WAYNE JUDKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

Witness our hands on the dates set forth below.

Lois Charlene Hargis

Lillian Eunice Petty

Sandra Jean Ciuffo

Nancy Paulette Smith Osborne

Sidney Spencer Osborne

Ruby Mosier

Theodore Eckhardt Griffith, III

Stephen Guy Griffith

Eric Kip Griffith

Donna K. Brown

William (Bill) Griffith

Brenda K. Griffith

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Lois Charlene Hargis also known as Charlene B. Hargis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires: _____

Witness our hands on the dates set forth below.

Lois Charlene Hargis

Lillian Eunice Petty

Sandra Jean Ciuffo

Nancy Paulette Smith Osborne

Sidney Spencer Osborne

Ruby Mosier

Theodore Eckhardt Griffith, III

Stephen Guy Griffith

Eric Kip Griffith

Donna K. Brown

William (Bill) Griffith

Brenda K. Griffith

~~STATE OF _____~~)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Lois Charlene Hargis also known as Charlene B. Hargis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires:_____

Witness our hands on the dates set forth below.

Lois Charlene Hargis

Lillian Eunice Petty

Sandra Jean Ciuffo

Nancy Paulette Smith Osborne

Sidney Spencer Osborne

Ruby Mosier

Theodore Eckhardt Griffith, II

Stephen Guy Griffith

Eric Kip Griffith

Donna K. Brown

William (Bill) Griffith

Brenda K. Griffith

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Lois Charlene Hargis also known as Charlene B. Hargis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires: _____

Witness our hands on the dates set forth below.

Lois Charlene Hargis

Lillian Eunice Petty

Sandra Jean Ciuffo

Nancy Paulette Smith Osborne

Sidney Spencer Osborne

Ruby Mosier

Theodore Eckhardt Griffith, III

Stephen Guy Griffith

Eric Kip Griffith

Donna K. Brown

William (Bill) Griffith

Brenda K. Griffith

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Lois Charlene Hargis also known as Charlene B. Hargis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Lillian Eunice Petty also known as Eunice B. Petty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Sandra B. Ciuffo** (WS JEAN), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Nancy Paulette Smith Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Nancy Paulette Smith Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Sidney Spencer Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Wayne Jenkins
Notary Public

NOTARY PUBLIC AT LARGE
WAYNE JENKINS
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Ruby Mosier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Wayne Jenkins
Notary Public

NOTARY PUBLIC AT LARGE
WAYNE JENKINS
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Theodore Eckhardt Griffith, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Wayne Jenkins
Notary Public

NOTARY PUBLIC AT LARGE
WAYNE JENKINS
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Stephen Guy Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6TH day of NOVEMBER, 2006.

Wayne Jenkins
Notary Public

NOTARY PUBLIC AT LARGE
WAYNE JENKINS
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF Arkansas)
COUNTY OF Garland)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Eric Kip Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10 day of November, 2006.

LORI ALLEN
NOTARY PUBLIC, STATE OF ARKANSAS
MY COMMISSION EXPIRES 11-18-2007
GARLAND COUNTY

Lori Allen
Notary Public

My Commission Expires: 11-18-07

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Donna K. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **William (Bill) Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Brenda K. Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires: _____

~~STATE OF _____)~~
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Eric Kip Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

~~My Commission Expires:~~ _____

STATE OF Arkansas)
COUNTY OF Jefferson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Donna K. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of November, 2006.

Suzie Greer
Notary Public

My Commission Expires: 11/7/2013

SUZIE GREER
Jefferson County
My Commission Expires
November 7, 2013

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **William (Bill) Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Brenda K. Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Eric Kip Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Donna K. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee)
COUNTY OF Shelby)

Before me, the undersigned, of the state and county aforesaid, personally appeared **William (Bill) Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of November, 2006.

Shelly S. Burrow
Notary Public

My Commission Expires: 4-15-09

SHELLY S. BURROW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM EXP 4-15-09

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Brenda K. Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Eric Kip Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Donna K. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared **William (Bill) Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF Arkansas)
COUNTY OF Van Buren)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Brenda K. Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of November, 2006.

Pamela S. Murray
Notary Public

My Commission Expires: 7-29-2015

Pamela S. Murray
Notary Public ~ Notary Seal
State of Arkansas ~ Van Buren County
Commission Expires 7-29-2015

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Stones River Estates, Section 1, of record in Plat Book 2900, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary B. Griffith, Lois Charlene Hargis, Sandra Jean Ciuffo, Lillian Eunice Petty, Mitzi Smith, Ruby Mosier, Theodore Griffith, Jr. and Larry Griffith, by deed from Ricky H. Huffines and wife, Amy M. Huffines, of record in Book 8625, page 291, Register's Office for Davidson County, Tennessee. Each of the above named individuals owned a one-eighth interest in the property.

The said Mary B. Griffith, also known as Mary Bernice Griffith, died on April 20, 2006, and pursuant to her Last Will and Testament, which was filed with the Probate Court of Davidson County, Tennessee, under Docket No. 06P-1291, her residuary beneficiaries were Charlene B. Hargis and Eunice B. Petty. Thus, Charlene B. Hargis, also known as Lois Charlene Hargis, owns a three-sixteenth percent (3/16%) interest in the Property; and Eunice B. Petty, also known as Lillian Eunice Petty, owns a three-sixteenth (3/16%) interest in the Property.

The said Mitzi Smith, also known as Mitzi G. Smith and Mitzi Jeanetta Smith died on September 2, 2006, and pursuant to her Last Will and Testament which was filed with the Probate Court of Davidson County, Tennessee, under Docket No. 06P-1818, her residuary beneficiaries were Nancy Paulette Smith Osborne and Sidney Spencer Osborne. Pursuant to said Last Will and Testament, Mitzi G. Smith's one-eighth percent (1/8%) interest was devised fifty-five percent (55%) of a one-eighth percent (1/8%) to Nancy Paulette Smith Osborne and forty-five percent (45%) of a one-eighth percent (1/8%) to Sidney Spencer Osborne.

The said Theodore Griffith, Jr. also known as Theodore Eckhardt Griffith, Jr., died on May 28, 1997, and pursuant to his Last Will and Testament which was filed with the Probate Court of Davidson County, Tennessee, under Docket No. 97P-108, and of record in Book 10582, page 579, Register's Office for Davidson County, Tennessee, his residuary beneficiaries were Theodore Eckhardt Griffith, III and Stephen Guy Griffith. Thus, Theodore Eckhart Griiffth, III, owns a one-sixteenth percent (1/16%) interest in the Property and Stephen Guy Griffith owns a one-sixteenth percent (1/16%) interest in the Property.

The said Larry Griffith also known as Larry A. Griffith died on June 12, 1992 intestate. He was survived by his wife, Brenda K. Griffith and three children: Eric Kip Griffith, Donna K. Brown and William (Bill) Griffith, as evidenced by an Affidavit of Heirship of record in Instrument No. ___20061116-0142666___, Register's Office for Davidson County, Tennessee. Thus, Brenda K. Griffith owns a one-twenty-fourth percent (1/24%) interest in the Property, Eric Kip Griffith owns a one-thirty-sixth percent (1/36%) interest in the Property, Donna K. Brown owns a one-thirty-sixth percent (1/36%) and William (Bill) owns a one-thirty-sixth percent (1/36%) in the Property.

The ownership interests of the Grantors listed by percentages are as follows:

Lois Charlene Hargis	3/16
Lillian Eunice Petty	3/16
Sandra Jean Ciuffo	1/8
Nancy Paulette Smith Osborne	55% of a 1/8 interest
Sidney Spencer Osborne	45% of a 1/8 interest
Ruby Mosier	1/8
Theodore Eckardt Griffith, III	1/16
Stephen Guy Griffith	1/16
Eric Kip Griffith	1/36
Donna K. Brown	1/36
William (Bill) Griffith	1/36
Brenda K. Griffith	1/24