Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/07 08:40 2 pg:
Fees:13.00 Taxes:629.00

20070108-0002665

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary S. Griffith	**Realty Mortgage Corporation**	**Map 086-10B Parcel 113.CO**
113 Noel Cove Circle	**215 Katherine Drive**	
Hermitage, TN 37076	**Flowood, MS 39232**	

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,

Jeremy J. Pack and wife, Sarah M. Pack

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary S. Griffith, an unmarried man

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 Unit No. 113, on the Plan of Noel Cove Townhomes, a Planned Unit Development, as set out on the Site Plan to the Master Deed and Declaration of Covenants, Conditions, Restrictions of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy J. Pack and wife Sarah M. Pack, by Deed from Hermitage Developers, Inc., a Tennessee corporation, of record in Instrument No. 20060602-0065327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030924-0141428, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed in behalf of Jeremy J. Pack, pursuant to a Power of Attorney executed by same on the 18th **day of** Dec **, 2006, of record in Instrument No.** 20070108-0002664 **, Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **113 Noel Cove Circle, Hermitage, TN 37076**

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 my/our hand(s) this **22nd** day of **December, 2006.**

Jeremy J. Pack
Jeremy J. Pack

By: Sarah M. Pack, Attorney in Fact
Sarah M. Pack, Attorney in Fact

Sarah M. Pack
Sarah M. Pack

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah M. Pack ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2006.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Sarah M. Pack**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jeremy J. Pack**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jeremy J. Pack** for the purpose therein contained, by signing the name of **Jeremy J. Pack** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2006**.

Notary Public

My Commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.