03

Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 18th day of January, 2007.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0701-34348

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl E. King, Jr. 4024 Lancashire Drive Antioch TN 37013	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	150-04-0-091

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John S. Griffith and wife, Leila Ryan Griffith, Trustees U/A/D 1-14-98 of the Griffith Joint Revocable Living Trust Agreement, and John S. Griffith and wife, Leila Ryan Griffith, Individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl E. King, Jr. and wife, Wanda King, hereinafter called the Grantees, their successors 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. 616, on the Plan of Section Two, Kensington of Priest Lake, of record in Book 6250, Pages 592 and 593, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John S. Griffith and wife, Leila R. Griffith by deed from George Tirs, Jr., dated July 17, 1996, recorded July 18, 1996, of record in Book 10125, Page 640, Register's Office for Davidson County, Tennessee.

John S. Griffith and wife, Leila R. Griffith conveyed subject property to John S. Griffith and wife, Leila Ryan Griffith, Trustees U/A/D 1-14-98 of the Griffith Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by quitclaim deed dated 1-14-98, of record in Book 10761, Page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4024 Lancashire Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/24/07 08:44 2 pg
Fees:13.00 Taxes:795.50
20070124-0009558

WITNESS my hand this 18th day of January, 2007.

John S. Griffith, Individually and as Trustee U/A/D 1-14-98 Of the Griffith Joint Revocable Living Trust Agreement

Leila Ryan Griffith, Individually and as Trustee U/A/D 1-14-98 Of the Griffith Joint Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John S. Griffith and Leila Ryan Griffith, Trustees U/A/D 1-14-98 of the Griffith Joint Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 18th day of January, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John S. Griffith and Leila Ryan Griffith, Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of January, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09