First American Title

Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20070501-0051578

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Amy Cowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2006.

Brenda R. Lehman
Notary Public: Patricia Nicholls

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

Brenda R. Lehman Notary Public At Large Williamson County Tennessee

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:
Jamel L. Griffin	New Century Mortgage	Map 160
6305 Leconte Park	1117 Perimeter Ctr West, SteN200	Group 16-O-B
Brentwood, TN 37027	Atlanta, GA 30338	Parcel 134-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

Donald Rae Dunning, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jamel L. Griffin and Tamara Gravely-Griffin
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. 80, on the Plan of Brentwood Chase, Revision One, Section Two, of record in Plat Book 9700, Page 945-948, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald Rae Dunning, Jr. by deed from Mikhail Leyon, an unmarried man and Ayman G. Faheem, an unmarried man, of record in Instrument 20040709-0081987, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000531-0053798; Instrument 20000831-0086366; Instrument 20030602-0074306, 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 Plat Book 9700, Page 945, 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 6305 Leconte Park, Brentwood, TN 37027

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 hand this 30th day of June, 2006.

Donald Rae Dunning, Jr.

BK/PG:3965/29-30
06032115

DEED	
07/05/2006	09:23 AM
BATCH	76453
MTG TAX	0.00
TRN TAX	1498.50
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1511.50

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

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 Donald Rae Dunning, Jr., 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 30th day of June, 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00002592

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3965, page(s) 29, recorded in this office as a DEED from DUNNING DONALD RAE JR to GRIFFIN JAMEL L.

Witness the Official Signature and Seal this 25th day of April 2007.

Sadie Wade, Register

Sue Way

Deputy Register

