THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15087

Davidson County DEEDWARR
Recvd: 07/13/07 11:20 2 pgs
Fees:13.00 Taxes:836.20
20070713-0083588

Property Address:
804 Chandler Grove Dr., Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Travis Parham, and wife, Tracy Parham**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Griffith, and wife, Barbara Griffith**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

*Kevin L. Griffith and Barbara A. Griffith
Being Lot No. 3 on the Plan of Chandler Grove, of record in Book 7900, Page 796, Amended in Book 7900, Page 802, Surveyor's Certificate of Correction in Book 9942, Page 837, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Zaring Homes, Inc., dated August 29, 1997, and recorded August 29, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10587, at Page 985.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 29 day of June, 2007.

_____{Seal}
Travis Parham

_____{Seal}
Tracy Parham

State of TENNESSEE
County of DAVIDSON

On this the 29 day of June, 2007, before me, the undersigned officer, personally appeared Travis Parham and Tracy Parham, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $226,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 28th of June, 2007.

_____
Notary Public

My Commission expires: 3-1-09

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Name of Owner and Property Address:
Kevin Griffith and Barbara Griffith
804 Chandler Grove Drive
Hermitage, TN 37076

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
Kevin Griffith and Barbara Griffith
804 Chandler Grove Drive
Hermitage, TN 37076

Phone: _____

Tax Parcel ID#: 076-09-0-A-003.00CO