ADDRESS NEW OWNER:
Steven R. Griffith

~~109 Aarons Cress Blvd.~~ 628 Rebel Rd.
~~Hermitage, TN 37076~~ Old Hickory TN 37138

SEND TAX BILL TO: New Owner
~~Pinnacle National Bank~~
~~211 Commerce Street, Suite 800~~
~~Nashville, TN 37201~~

MAP & PARCEL NOS.:
087100A~~0200~~ CO
014.00

Davidson County DEEDWARR
Recvd: 01/02/08 08:52 2 pgs
Fees:13.00 Taxes:2327.30
20080102-0000084

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John W. Fisher, Jr.** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 114, Aarons Cress, Phase 1-A, a cluster lot development of record in Plat Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description thereof.

Being the same property conveyed to John W. Fisher, Jr., unmarried, by Warranty Deed dated April 26, 2007, from Hermitage Developers, Inc., of record in Instrument No. 20070507-0054597, Register's Office for Davidson County, Tennessee.

This is property with a common address of 109 Aarons Cress Blvd., Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Instrument No. 20061219-0156396, said Register's office and all matters therein; 3) Restrictive Covenants of record in Instrument No. 20060131-0012116, said Register's office; 4) Easements of record in Book 5052, Page 201; Book 6284, Page 260; Book 11643, Pages 669, 672, and 675, said Register's office; 5) Storm Water Detention Agreement in Instrument No. 20060517-0058051, said Register's Office; 6) Rights of upper and lower riparian owners in and to the flow of Dry Fork Creek; 7) Charter in Instrument No. 20060131-0012115, said Register's Office; 8) By-Laws in Instrument No. 20060131-0012116, said Register's Office; 9) Sign Monument Easement Agreement in Instrument No. 20070514-0057523, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $629,000.00.

Affiant

Subscribed and sworn before me this 31st day of December, 2007.

My Commission Expires: 11-14-09

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **December, 2007**.

John Fisher, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **John Fisher, Jr.** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **December, 2007**.

Notary Public
My Commission Expires: 11-14-09

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

File No. 0801-002