THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW COR 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2008 Notary Public MY COMMISSION EXPIRES May 24 2008 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric. S Haga and Loulee Yen	SunTrust Mortgage Inc.	MAP 104-11-0
2618 Essex Place	P.O. Box 79041	PARCEL 245
Nashville, TN 37212	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles D. Griggs and wife, Robbie L. Griggs**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric. S Haga and wife, Loulee Yen**

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, being the westerly 60 feet of Lot No. 81 on the Plan of Bransford Realty Company's Subdivision of Edgar Jones Home Place, as of record in Book 421 page 7, Registers office for Davidson County, Tennessee.

Said part of Lot No. 81 fronts 60 feet on the northerly side of Essex Avenue and runs back between parallel lines, with the easterly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed by Quitclaim Deed with Reservation of Life Estate, from Vilene Land to Charles D. Griggs and wife Robbie L. Griggs in Volume 9525 page 415, dated November 14, 1994. Said Vilene Land died on February 1, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2618 Essex Place, Nashville, TN 37212.**

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 our hand(s) this the 22nd day of April, 2008.

Charles D. Griggs

Charles D. Griggs

Robbie L. Griggs

Robbie L. Griggs

Davidson County DEEDWARR
Recvd: 04/24/08 10:11 2 pgs
Fees:13.00 Taxes:1387.50

20080424-0041862

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles D. Griggs** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Tennessee

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

Witness my hand and official seal this the 22nd day of April, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN