FORM NO. WD-1

Davidson County DEEDWARR
Recvd: 06/30/08 10:17 2 pg
Fees:13.00 Taxes:462.50

20080630-0067000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.

Retta M. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 2008

Notary Public

MY COMMISSION EXPIRES: 1-11-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY

Bass and Bass, Attorneys at Law, P O Box 500, Carthage, TN 37030
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Griffin, et. ux.; James Ryan Oldham, et. ux.	SAME	083 040 16700
(NAME)	(NAME)	
2515 Carter Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		083-040-167.00
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, Retta M. Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ryan Oldham and wife, Courtney Rian Oldham, an undivided one half interest and David E. Griffin and wife, Peggy E. Griffin, an undivided one half interest

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:

BEING Lot No. 423 on the Plan of Dugger Heights, Section IV, of record in Book 2083, Page 86, Register's Office for Davidson County, Tennessee.

SAID Lot No. 423 fronts 98.4 feet on the North side of Carter Street and extends back between lines, 212.4 feet on the West line and 222.7 feet on the East line to a dead line in the rear on which it measures 98.1 feet.

BEING the property vested in Retta M. Waggoner by devise under the Will of Aline Matthews Wrenn of record in Will Book 0, Pages 614-619, Clerk & Master's Office for Smith County, Tennessee. Fred Lee Matthews and Eugene Matthews, named as devisees in the will died April 30, 2002 and February 7, 2002, respectively. Aline Matthews Wrenn was the surviving tenant by the entirety in the deed from Sterling Homes, Inc., to Roy E. Wrenn and wife, Aline M. Wrenn, of record in Book 2295, Page 191, Register's Office for Davidson County, Tennessee, Roy E. Wrenn having died February 11, 1980.

SAID conveyance is subject to Restrictions and easements contained in Book 2275, Page 179, Register's Office for Davidson County, Tennessee; to all matters shown on the Plan of record in Book 2083, Page 86, Said Register's Office and to Sanitary Sewer and/or Storm Drainage Easement of record in Book 4001, Page 127, Said Register's Office.

Possession with deed. 2008 taxes prorated.

This is unimproved ( ) improved (X) property, known as 2601 Carter Avenue, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 27th day of June, 2008

Retta M. Waggoner
RETTA M. WAGGONER

STATE OF TENNESSEE }
Davidson Smith County }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Retta M. Waggoner

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Offices, Smith County, Tennessee, this 27th day of June, 2008

Commission Expires 1-11-10

JAMES L. BASS STATE OF TENNESSEE NOTARY PUBLIC

James L Bass Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM

RETTA M. WAGGONER

TO

JAMES RYAN OLDHAM, ET. UX

DAVID E. GRIFFIN, ET. UX

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101