WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/08 09:52 2 pgs
Fees:13.00 Taxes:684.50

20081222-0121727

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2008.

Notary Public

My commission expires: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

CAROL A. CLARKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nan E. Crim	Countrywide Bank, FSB	**Map 105-09 Parcel 351**
1816 Hillside Ave	P.O. Box 10423	
Nashville, TN 37203	Van Nuys, CA 91410	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katherine J. Griffith, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nan E. Crim, an unmarried woman

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 the southerly 50 feet of Lot No. 23, on the Plan of Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of Lot No. 23 fronts 50 feet n the easterly side of Hillside Avenue and runs back between parallel lines 219 feet, more or less, at an alley.

BEING the same property conveyed to Katherine J. Griffith and Jon Wolfe, by Deed from Willie Louise McDonald and Samuel Lee McDonald, of record in Book 10822, Page 150, Register's Office for Davidson County, Tennessee, and further conveyed to Katherine J. Griffith by Quitclaim Deed from Jon Wolfe of record in Book 11223, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **1816 Hillside Ave, Nashville, Tn 37203**

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 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/our hand(s) this **12th** day of **December, 2008.**

Katherine J. Griffith

STATE OF TENNESSEE)
COUNTY OF **DAVIDSON)**

Personally appeared before me, a Notary Public of said County and State, **Katherine J. Griffith,** the within named seller, 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 Nashville, Tennessee, this **12th** day of **December, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067