03

Guilty File 48-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,200.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of May, 2009.

(Affix Seal)

Notary Public

My Commission Expires: 2/14/13

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

AT-20090090

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Clarence R. Reneau	FRANKLIN AMERICAN MORTGAGE CO.	141-15-0B-068.00 CO
6924 Stone Creek Road	501 CORPORATE CENTRE DRIVE, #400	
Nashville, TN 37221	FRANKLIN, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Deron S. Griffis and spouse Angela E. Griffis**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Clarence R. Reneau**, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 102 on the plan of Rolling River Estate Phase III of record in Book 5200, page 81, Register's Office for said Davidson County.

Said Lot No. 102 fronts 56.46 feet on the southwesterly margin of Stone Creek Road and extends back 181.80 feet on the northwesterly line and 152.10 feet on the southeasterly line to a dead line in the rear, measuring 99.58 feet thereon.

Being the same property conveyed to Deron S. Griffis and spouse, Angela E. Griffis from Christopher E. Mills and spouse, Angela M. Mille by Warranty Deed dated May 26, 2000 and recorded June 1, 2000 in Instrument #20000601-0054594, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 6924 Stone Creek Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 15th day of May, 2009

Deron S. Griffis

Angela E. Griffis

BILL GARRETT, Davidson County
Trans:T20090035169 DEEDWARR
Recvd: 05/28/09 14:04 1 pgs
Fees:13.00 Taxes:651.94
20090528-0049115

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Deron S. Griffis and Angela E. Griffis, the bargainor(s), with whom I am personally acquainted or 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 Williamson, Tennessee, this 15th day of May, 2009.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY