BOX 10-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

RETU[illegible] TO:
P[illegible] R ESCROW, LLC
[illegible] LSBORO ROAD, STE 300
[illegible]LLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090052120 DEEDWARR
Recvd: 08/03/09 09:30 2 pgs
Fees:13.00 Taxes:934.25
20090803-0072208

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***252,500.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2009.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Coleman G. Griffith 4116 Outer Drive Nashville, Tennessee 37204	Franklin American Mortgage Co. 501 Corporate Centre Dr. Ste. 400 Franklin, TN 37067	MAP 132-01-0 PARCEL 198.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars ($***252,500.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Community Foundation of Middle Tennessee, Inc., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Coleman G. Griffith and wife, Audra Ennis Griffith, (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. 14 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to The Community Foundation of Middle Tennessee (correctly known as and being one and the same as Community Foundation of Middle Tennessee, Inc.) by Quitclaim Deed dated November 18, 2008, from SunTrust Banks, Inc., Trustee of The Bonnie R. Bashford Living Trust dated November 14, 2000, as amended and restated on September 6, 2001, and October 5, 2005, of record as Instrument No. 20081118-0113776 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4116 Outer Drive, Nashville, Tennessee 32704.

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.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of July, 2009, as the duly authorized representative of the herein named Grantor.

COMMUNITY FOUNDATION OF
MIDDLE TENNESSEE, INC.

By: Lani W. Rossmann
Lani W. Rossmann

Title: Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lani W. Rossmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice-President of Community Foundation of Middle Tennessee, Inc. the within named bargainor, a corporation, and that she as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Vice-President.

WITNESS my hand and official seal this 31st day of July, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY