Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2009.

Notary Public
My commission expires: 3/20/2010

DEBORAH R. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20090052369 DEEDWARR
Recvd: 08/03/09 13:49 3 pgs
Fees: 18.00 Taxes: 466.20

20090803-0072468

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel E. Mathews	Bank of America, N.A.	119-010-304.01
2247 Burbank Avenue	P.O. Box 660694	
Nashville, TN 37210	Dallas, TEXAS 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allen Griggs and wife, Jennifer Griggs,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel E. Mathews and wife, Elizabeth A. Mathews,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

Being the same property conveyed to Allen Griggs and Jennifer Griggs, husband and wife by deed from Margaret J. Miller (f/k/a Margaret Jean Burmudez) of record in Instrument 200210010118962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for 2009, and subsequent years; all matters shown on the Plan of record in Plat Book 332, page 21, said Register's Office; Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4155, page 586, said Register's Office.

This property is improved property known as 2247 Burbank Avenue, Nashville, TN 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of July, 2009.

Allen Griggs

Jennifer Griggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allen Griggs and Jennifer Griggs,** 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 Franklin, Tennessee, this the 30th day of July, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009071314

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

EXHIBIT A

The easterly part of the Southerly 75 feet of Lot No. 106 and the Southerly 75 feet of Lot Nos.107 & 108 on the Plan of the Subdivision of Overhill City Land Company & W.H. Fox, as of record in Book 332, Page 21, Register's Office , Davidson County, Tennessee; and further described according to a survey made by John Kohl & Co. dated February 20, 1986 as follows: Beginning at a point in the northerly margin of Oriel Street, said point lying westerly along the northerly margin of Oriel Street 134 feet from the northwest corner of the intersection of Oriel Street and Burbank Avenue; thence with the northerly margin of Oriel Street, easterly 134 feet to said intersection; thence with westerly margin of Burbank Avenue, northerly 75 feet to a point, said point lying southerly along the westerly margin of Burbank Avenue 75 feet from the southerly margin of a 12 foot alley; thence westerly and parallel to said alley 155 feet to a point lying easterly 12 feet from the line between Lot Nos. 105 and 106 of said subdivision; thence southerly and parallel to the line between said Lot Nos. 105 and 106, 63 feet to a point; thence southeasterly 24 feet, more or less to the beginning.