BILL GARRETT, Davidson County
Trans:T20090062740 DEEDWARR
Recvd: 09/14/09 11:36 2 pgs
Fees:13.00 Taxes:403.30

20090914-0085601

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
2909 POSTON AVENUE, 1ST FLOOR
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 052-13-0B-222.00

DONNA C. PIONK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

April Hammon
Affiant

Subscribed and sworn to before me this the 10th day of September, 2009.

My Commission Expires: 1-9-2012

Donna C. Pionk
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Teresa M. Agee
(Name)

2557 Sonar Street
(Street Address)

Nashville, Tennessee 37214

SEND TAX BILLS TO:
New South Federal Savings ~~SAME~~ Bank
(Name)

210 Automation Way
(Street Address)

Birmingham, AL. 35210

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **STANFORD GRIFFITH, an unmarried man**, hereinafter "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **TERESA M. AGEEE, an unmarried woman,** (hereinafter "Grantee"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10, Condominium Plat, River Glen Planned Unit Development, Phase 5, Section 1, of record in Instrument No. 20011207-0135344, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stanford Griffith, unmarried, by Warranty Deed from Anthony W. Wray and Noelle S. Wray, husband and wife, of record in Instrument No. 20070116-0005762, Register's Office for Davidson County, Tennessee.

BEING improved property known as 2557 Sonar Street, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee," that he 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 stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 052-13-0B-222.00.

2. All matters shown on Plat recorded in Instrument No. 20011207-0135344; Book 6900, Pages 650, 651 and 671; Book 9700, Page 858, all in the Register's Office for Davidson County, Tennessee.

3. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Instrument No. 20010816-0088874; Book 7061, Page 196; Book 7061, Page 172, said Register's Office.

4. Easements of record in Book 7296, Page 484, said Register's Office.

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6762, Page 208; Book 11030, Page 731; Book 3961, Page 681, and in any allied instrument(s) referred to in said restrictions, said Register's Office.

6. Master Deed establishing a Horizontal Property Regime of River Glen, recorded in Book 7566, Page 571; and declaration of submissions of record in Instrument No. 20030425-0055851; Instrument No. 20030425-0055853; Instrument No. 20030506-0060411; Instrument No. 20030506-0060413; Instrument No. 20030508-0061769; Instrument No. 20030515-0066784; Instrument No. 20030522-0069839; and Instrument No. 20030701-0090670, said Register's Office.

7. Charter of River Glen Homeowner's Association of record in Book 8069, Page 158, said Register's Office.

Grantor further covenants and binds himself, his heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 09 day of September, 2009.

Stanford Griffith

STATE OF MISSOURI)
COUNTY OF Osage)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Stanford Griffith,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Jefferson City, Missouri, this 9th day of September, 2009.

Notary Public

My Commission Expires: 5-4-12

AUDREY S. MEYER
NOTARY PUBLIC
NOTARY SEAL
COMMISSION #08414111
OSAGE COUNTY
STATE OF MISSOURI
MY COMMISSION EXPIRES 05/04/2012