SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011145 DEEDWARRSP
Recvd: 02/25/10 10:02 2 pgs
Fees:13.00 Taxes:277.50
20100225-0014336

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elijah Craig	First Community Mortgage, Inc.	Map 05916002300
2508 Whites Creek Pike	275 Robert Rose Drive	Group
Nashville, TN 37207	Murfreesboro, TN 37129	Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Regions Bank and Shirley Ann Thompson, Co-Personal Representatives of the Estate of James J. Griffin hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Elijah Craig , a single person 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 Lot No. 11 on the Plan of Haynes Heights, Section I, as of record in Book 2331, Page 29, Register's Office for said County.

Said Lot No. 11 fronts 80 feet on the southwesterly side of Whites Creek Pike and runs back 300 feet on the northwesterly line and 302.3 feet on the southeasterly line, which is a broken line, to a dead line in the rear measuing 70 feet thereon.

Being the same property conveyed to James J. Griffin and wife, Lillie Pearl Miles Griffin by deed from N.H. Barker and Herschel Greer of record in Book 2487, Page 127, said Register's Office, dated December 22, 1955. The said Lillie Pearl Miles Griffin having predeceased James J. Griffin and title is vested in James J. Griffin as surviving tenant by the entirety. The said James J. Griffin died testate on May 11, 2007, and the Estate was admitted to Probate as Probate No. 07P-866 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Co-Personal Representatives of the Estate of James J. Griffin pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2445, Page 301, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 29; and (3) Easement to Metro Sewers in Book 5408, Page 52, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2508 Whites Creek Pike, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

Witness my hand this 22nd day of February, 2010.
Estate of James J. Griffin by Regions Bank, Co-Personal Representative
By:

Thomas A. Allen, VP/Trust Officer

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the _____ day of February, 2010.

Estate of James J. Griffin
BY: Regions Bank, Co-Personal Representative

By:

Thomas A. Allen, VP/Trust Officer

and by:

Shirley Ann Thompson
Shirley Ann Thompson, Co-Personal Representative

STATE OF ALABAMA
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley A. Thompson, Co-Personal Representative of the Estate of James J. Griffin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is Co-Personal Representatives of the Estate of James J. Griffin and as such Co-Personal Representative he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Montgomery, Alabama, this 22nd day of February, 2010.

My Commission Expires: 10/11/2012 Shirley J. Walters
Notary Public

NOTARY PUBLIC AT LARGE STATE AT ALABAMA SHIRLEY J. WALTERS

STATE OF TENNESSEE
COUNTY OF Davidon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Allen, VP/Trust Officer for Regions Bank f/k/a AmSouth Bank, Co-Personal Representative of the Estate of James J. Griffin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is Co-Personal Representatives of the Estate of James J. Griffin and as such Co-Personal Representative he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, TN, this 23rd day of February, 2010.

My Commission Expires: 11/7/12 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.