This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100055227 DEEDWARR
Recvd: 09/02/10 16:00 3 pgs
Fees:18.00 Taxes:240.50
20100902-0070028

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Jonathan Jones and wife, **Whitney Jones** **1420 Carmack Lane** **Springhill, TN 37174**	**Same**	**083-02-0-131**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Daniel Griffin and Gayle Griffin McGregor** (hereinafter collectively called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantors, from **Jonathan Jones and wife, Whitney Jones** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Map showing subdivision of certain lots in Blocks "A", "B" and "C" of the Weakley Home Place, of record as Plat Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 59 fronts 50 feet on the westerly side of North 16th Street, formerly Porter Avenue and runs back between parallel lines, with the northerly margin of Benjamin Street, 150 feet to an alley.

Being the same property conveyed to ALGIE A. GRIFFIN JR. and wife, EVELYN D. GRIFFIN, by deed from HENRY C. WINKLER, JR and wife, AGNES J. WINKLER, of record as Book 5665, page 749, dated October 15, 1980, said Register's Office. The said Algie A. Griffin Jr. having predeceased Evelyn D. Griffin. The said Evelyn D. Griffin having since died. The Last Will and Testament of Evelyn D. Griffin having been filed of record December 18, 2008, Davidson County Probate Case #08P-1945. Said Will devises subject property to DANIEL GRIFFIN and GAYLE GRIFFIN MCGREGOR.

This is improved property commonly known as: **1124 Cahal Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 23rd day of August, 2010.

Daniel Griffin

Daniel Griffin

By Daniel Griffin, Attorney in Fact

Gayle Griffin McGregor
By: Daniel Griffin, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Daniel Griffin**, the within named bargainors, 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, at office, this 23rd day of August, 2010.

JENNIFER S. BAKER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 6, 2014

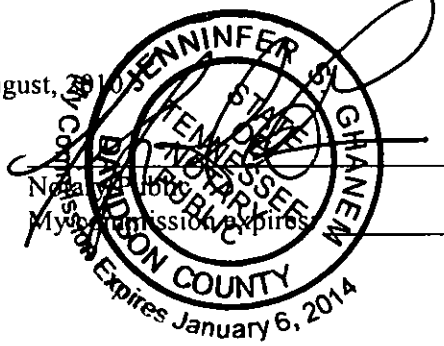
Notary Public

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 23rd day of August, 2010, before me personally appeared **Daniel Griffin** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gayle Griffin McGregor** acknowledged that he executed the same as the free act and deed of Gayle Griffin McGregor.

Witness my hand, at office, this 23rd day of August, 2010.



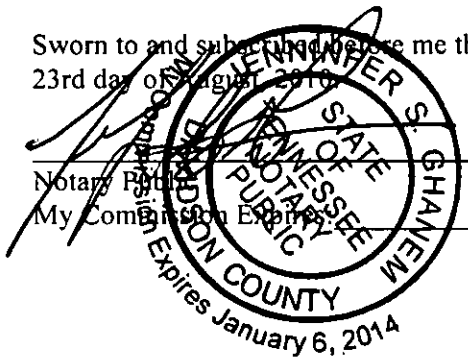
Notary Public
My Commission Expires

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $65,000.00

Affiant

Sworn to and subscribed before me this
23rd day of August, 2010.



Notary Public
My Commission Expires