THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 293,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Dec, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abbey E. Griffin	Regions Bank dba Regions Mtg.	MAP 091-16-0
4509 Elkins Avenue	2050 Office Parkway Circle	PARCEL 79.00
Nashville, TN 37209	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Margaret R. Tannehill, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abbey E. Griffin, unmarried**

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 the westerly 10 feet of Lot No. 408 and the easterly 40 feet of Lot No. 410, Block 19 on the Plan of Charlotte Park Company's first Addition of record in Plat book 57, page 103, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lots Nos. 408 and 410 front together 50 feet on the southerly side of Elkins, formerly Second Avenue and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Margaret R. Tannehill, an unmarried woman by deed from Houston W. Howell and wife Jessica C. Osaki of record in Instrument No. 20100602-0042237, Registers office for Davidson County, Tennessee, dated June 1, 2010.

Being the same property conveyed to Houston W. Howell by deed from Alessandro Rustioni, an unmarried man of record in Instrument No. 20051013-0123687, Registers office for Davidson County, Tennessee, dated October 3, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100080642 DEEDWARR
Recvd: 12/22/10 14:13 2 pgs
Fees:13.00 Taxes:1084.10
20101222-0101887

This is () UNIMPROVED

(X) IMPROVED property known as **4509 Elkins Avenue, Nashville, TN 37209.**

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. 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 17th day of December, 2010.

Margaret R. Tannehill by Christie Wilson, attorney-in-fact

Margaret R. Tannehill by Christie Wilson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of December, 2010.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christie Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Margaret R. Tannehill**, as HER Attorney in Fact, as the free act and deed of the within named **Margaret R. Tannehill**.

Witness my hand and official seal this the 17th day of December, 2010.

My Commission expires 1-9-12 _____
Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN