File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51035
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scotty Mike Griggs 1607 Eastside Avenue Nashville, TN 37206	SAME

TAX MAP-PARCEL NUMBERS: 83-13-85

BILL GARRETT, Davidson County
Trans:T20110062183 DEEDWARR
Recvd: 10/06/11 07:55 2 pgs
Fees:13.00 Taxes:185.00
20111006-0077464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$50,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Joseph Honsinger, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scotty Mike Griggs** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Hanner's Subdivision in East Nashville, as of record in Plan book 2, page 43, Chancery Court at Nashville.

Said Lot No. 11 fronts 50 feet on the westerly side of South 11th Street, formerly Smith Avenue, and runs back between parallel lines 202 feet, more or less, to an alley.

Being the same property conveyed to Richard Joseph Honsinger by installment deed from Sue C. Lawhorn Burgett and Calvin Burgett dated July 24, 1996 and recorded July 26, 2011 of record in book 10133, page 397, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plan Book 2 Page 43, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 316 South 11th Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2011.

Richard Joseph Honsinger

State of TENNESSEE

County of DAVIDSON

On this 15th day of September, 2011 , before me the undersigned authority, personally appeared Richard Joseph Honsinger , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Sworn and subscribed before me this the 15th day of September, 2011

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public