WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120086730 DEEDWARR
Recvd: 11/14/12 09:24 2 pgs
Fees:13.00 Taxes:111.00
20121114-0104653

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 $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2012.

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:
Gary W. Griffin	NEW OWNER	Parcel ID:
2634 Miami Ave.		#05213004200 &
Nashville, TN 37214		#05213004100

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

Precision Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gary W. Griffin and wife, Teresa D. Griffin
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:

BEING Lot Nos. 48 and Lot 50, on the Plan of Woodale Grove Annex of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED BUT EXPRESSLY EXCLUDED is the following described property found in deed of record in Book 4002, Page 755, said Register's Office, and described as follows:

Beginning at a point, said point being the northwest corner of Lot No. 46, said point being in the southerly right of way line of Miami Avenue; thence easterly along the present southerly right of way line of Miami Avenue, 300 feet to a point; said point being the northeast corner of Lot No. 51; thence southerly along the easterly margin of Lot No. 51, 20 feet, more or less, to a point in the new proposed right of way line of Miami Avenue, thence westerly along the new proposed southerly right of way line of Miami Avenue, 300 feet to a point in the westerly line of Lot No. 46; thence northerly along the westerly line of Lot No. 46, 27 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Precision Homes, Inc. by deed from Clare Lawicki and Donna Lawicki, of record in Instrument 20040421-0045210, dated April 19, 2004, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2811, Page 223, and Book 2811, Page 243, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 109 and 110, said Register's Office; (3) Sewer Easement of record in Book 10718, Page 587, 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 (X)

This is Improved ( ) property, known as 2632 & 2636 Miami Ave. & 2634 Miami Ave., Nashville, TN 37214

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 7th day of November, 2012.

Precision Homes, Inc.

BY: _____
Gil Smith, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gil Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Precision Homes, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such President.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2012.

My Commission Expires: 11/7/12

_____
Notary Public

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