ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Edwin A. Groves et ux (NAME)	Ed Groves (NAME)	25W-4405
3606 Pilcher Avenue (STREET ADDRESS OR ROUTE NUMBER)	5915 Charlotte Ave. (STREET ADDRESS)	104-1-252
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	Nashville, TN. 37209 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5825 PAGE 942

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

LEE R. MAPLES and wife, BEATRICE BAKER MAPLES have bargained and sold, and by these presents do transfer and convey unto the said EDWIN A. GROVES and wife, LINDA J. GROVES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Pendergrass' Subdivision of Lots Nos. 175 and 176, in West Grove Plan of Lots, of record in Book 547, page 185, described as follows:

Beginning on the northerly margin of Pilcher Avenue, 160 feet west of the westerly margin of Pendergrass Avenue, formerly 36th Avenue, North; thence with the northerly margin of Pilcher Avenue, westwardly 100 feet to the easterly margin of an alley; thence with said alley northwardly 75 feet to a turn in said alley; thence westwardly 5 feet; thence northwardly 75 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, eastwardly 30 feet to the corners of Lots Nos. 3 and 4; thence with the line between said two lots southwardly 147 feet, more or less, to the beginning.

Being the same property conveyed to Lee R. Maples and wife, Beatrice Baker Maples by deed from A. L. Ghee and wife, Aline Ghee, of record in Book 1785, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record, as of record in Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 3606 Pilcher Avenue (House Number) (Street)

Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 1st day of December, 19 81.

Lee R Maples
LEE R. MAPLES

Beatrice Baker Maples
BEATRICE BAKER MAPLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee R. Maples and wife, Beatrice Baker Maples

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 19 81.

My commission expires 7/21/84 Notary Public Rick M. Johnson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 1st day of December, 19 81.

My commission expires 7/21/84 Notary Public Rick M. Johnson

FILED

This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, TN. 37201

Name Address

943 12/02 53.50 CHECK

WARRANTY DEED

FROM Lee R. Maples and wife, Beatrice Baker Maples

TO Edwin A. Groves and wife, Linda J. Groves

G. 70353

IDENTIF. REFERENCE

DEC 2 9 20 AM '81

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:

RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE 37201
244-1563

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00-	CO
			52.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 58.50-
			0843A 12/02/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 0 3 5 3

IDENTIF. REFERENCE

DEC 2 9 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855847