ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Lee & Ed Groves	Mr. Ed Groves	Map 103-4
(NAME)	(NAME)	
4404 Nebraska Avenue	5915 Charlotte Avenue	Parcel 178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209	Nashville, Tennessee 37209	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6006 PAGE 179

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

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CHARLIE T. SIMPSON, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Ed Groves and James Lee

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 the west 40 feet of Lot No. 8 and all of Lot No. 9 of Block 13 of the Sylvan Park Plan as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 9 and part of Lot No. 8 adjoin and front together 90 feet on the north side of Nebraska Avenue, formerly Eighth Avenue, and extend back northwardly between parallel lines 160 feet to an alley.

Being the same property conveyed to Charlie T. Simpson by Quitclaim Deed from Valerie Beavers Simpson, unmarried, of record in Book 5963, page 532, Register's Office for Davidson County, Tennessee.

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

FEB 11 2 03 PM

unimproved ( )
This is improved (XX) property, known as 4404 Nebraska 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 11th day of February, 19 83.

Charlie T. Simpson

CHARLIE T. SIMPSON

BOOK 6006 PAGE 180

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 Charlie T. Simpson, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1983.

My commission expires 7-21-84 Notary Public

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 $ 35,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 11th day of February, 1983.

My commission expires 4-2-1-85 Notary Public Laura J. Clowers

This instrument was prepared by:
Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, Tennessee 37201

Name Address

6915 02/14 97.50-- CHECK

WARRANTY DEED

FROM

Charlie T. Simpson

TO

Ed Groves and James Lee

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:

RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., NO.
NASHVILLE, TENNESSEE 37201
244-1568

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

FEB 14 8 10 AM '83

IDENTIF. REFERENCE

[redacted]

8473

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6006 PAGE 181

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
6915A02/14/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 30847

IDENTIF. REFERENCE

Feb 14 8 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929082