FORM NO. WD-1

BOOK 6067 PAGE 781

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

William C. Jeannette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 83.

Mary Frances Jeannette
Notary Public

MY COMMISSION EXPIRES: 10/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. FRAZIER, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin A. Groves et ux (NAME)	Same (NAME)	91-13
809 Cammack Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	312 & 310 2a
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	1

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, William C. Jeannette and wife, Mary Frances Jeannette,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin A. Groves and wife, Linda Groves,

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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 17 and part of Lot No. 18 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County.

Beginning on the northerly margin of Charlotte Pike at the corner of Lots Nos. 16 and 17; thence with the line between said two lots northwardly 170 feet, more or less, to an alley; thence with said alley westwardly 100 feet to the corner of Lots Nos. 18 and 19; thence with the line between said two lots southwardly 132.1 feet, more or less, to the most northerly corner of a triangular strip conveyed to H. F. Gant and wife, by deed from J. H. Denning and wife, of record in Book 2042, page 521, said Register's Office; thence with the easterly line of said Gant Property, southwardly 37.8 feet to the northerly margin of Charlotte Pike; thence with said Pike, eastwardly 97 feet to the beginning.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 19 on the Plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County, described according to a survey made by Winn Brothers Engineering Company, March 25, 1952, as follows:

Beginning on the southerly margin of an alley at the corner of Lots Nos. 18 and 19; thence with the line between said two lots southwardly 132.10 feet; thence northwardly 131.70 feet to the southerly margin of an alley; thence with said alley, eastwardly 10.5 feet to the beginning.

Being the same property conveyed to William C. Jeannette and wife, Mary Frances Jeannette, by deed from James H. Denning and wife, Ruby D. Denning, of record in Book 4215, page 848, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 5908-5910 Charlotte Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand S this 1st day of June, 1983.

William C. Jeannette

Mary Frances Jeannette

06/02 497.50- CHECK

1825

STATE OF TENNESSEE
Davidson County

BOOK 6067 PAGE 782

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM C. JEANNETTE and wife, MARY FRANCES JEANNETTE

the bargainors, 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 June 19 83

Commission expires 10/15/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

WILLIAM C. JEANNETTE and wife,

MARY FRANCES JEANNETTE

TO

EDWIN A. GROVES and wife,

LINDA GROVES

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H.S. 1.39 4

IDENTIF. REFERENCE

JUN 2 9 15 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6067 PAGE 783

FOR _____

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
			185000.00-	CO
			481.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 487.50-
			1825A06/02/63	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 3 9 4

IDENTIF. REFERENCE

JUN 2 9 15 AM '93

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 953181