ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JIM LEE & EDWIN A. GROVES (NAME)	Ed Groves Realty (NAME)	103-4-238
4200 COLORADO STREET (STREET ADDRESS OR ROUTE NUMBER)	5915 Charlotte Avenue (STREET ADDRESS)	25W-5665
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS 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.

BOOK 6180 PAGE 269

Daisy Higgins Graham, William E. Higgins, Michael Higgins and Linda Rhine have bargained and sold, and by these presents do transfer and convey unto the said Jim Lee and Edwin A. 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. 34 on the plan of the West End Annex as subdivided by Sylvan Park Land Company as of record in Book No. 232, Page 61, of the Register's Office for said County.

Said Lot No. 34 fronts 100-feet on the North side of Colorado Street, and runs back between parallel lines and with the west line of 42nd avenue, north 162.9 feet to an alley.

Being the same property conveyed to J.B. Higgins, Jr., by deed from O.B. Phelps and Wife, Mattie A. Phelps of record in Book 821, Page 659, Register's Office for Davidson County, Tennessee. The said J.B. Higgins, Jr., having since died intestate, leaving his widow, Daisy Higgins (now) Daisy Higgins Graham and his only heirs at law his three (3) children, William E. Higgins, Michael Higgins and Linda Rhine.

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

H 8 7 8 6 4

IDENTIF. REFERENCE

Nov 22 11 50 AM '83

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 4200 Colorado Street (House Number) (Street)
Nashville, Tennessee (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 6th day of November 1983.

Michael R. Higgins
MICHAEL HIGGINS

Linda R. Rhine

Daisy Higgins Graham

William E. Higgins

BOOK S180 PAGE 270

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Escambia

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL HIGGINS

the bargainor (S), 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 Pensacola, this 7th day of December, 1983.

My commission expires ~~Notary Public, State of Florida at Large~~ Notary Public Linda Crenshaw
My Commission Expires June 30, 1986

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

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Daisy Higgins Graham

Sworn to and subscribed before me this 2nd day of November, 1983.

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

This instrument was prepared by:

RICK M. JOHNSON	SUITE 200, 430 THIRD AVENUE, NORTH	NASHVILLE, TN 37201
Name	Address	

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Daisy Higgins Graham, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Commerce Union, Murfreesboro, this 16 day of November, 1983.

My commission expires: 7-30-85 NOTARY PUBLIC Nancye Wheeler

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named William E. Higgins and Linda Rhine, 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, Tn. this 16 day of November, 1983.

My commission expires: My Commission Expires APRIL 22, 1984 NOTARY PUBLIC Linda F. Weatherman

WARRANTY DEED FROM

Ticor Title Insurance Company
Public Square Building
344 Fourth Ave North
NASHVILLE, TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 8180 PAGE 271

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

47500.00- CAMT.
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
4415A11/22/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 7 8 6 4

IDENTIF. REFERENCE

NOV 22 11 50 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 995180