This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 6405 PAGE 635

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Safeco Title Insurance Company, Trustee P. O. Box 2960 Nashville, Tennessee 37219	Same	Map 104-2 Parcel 39

WARRANTY DEED

FOR AND IN CONSIDERATICN of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, EDWIN A. GROVES and wife, LINDA J. GROVES, the Grantors herein, have bargained and by these presents do transfer and convey unto SAFECO TITLE INSURANCE COMPANY, TRUSTEE, the Grantee herein, its successors and assigns, with full power to sell, transfer, convey, mortgage, or encumber in any manner whatsoever all without joinder of any other party, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee and being Lot No. 4 on the Plan of the Subdivision of 10-1/2 acres owned by West Park Land Company of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.
>
> Being the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed of record in Book 5195, page 630, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And we do covenant with the said Grantee 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 except as to tenancy of Joe Byrd which Buyer may terminate upon 30 days' notice. Taxes for 1984 are to be prorated as of the date of this deed. 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 Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 17th day of Oct, 1984.

EDWIN A. GROVES

LINDA J. GROVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6405 PAGE 636

Personally appeared before me, Debbie Tribble, a Notary Public of said county, Edwin A. Groves and wife, Linda J. Groves, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of October, 1984.

Debbie Tribble
Notary Public

My Commission Expires:

9-20-86

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $62,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 17 day of October, 1984.

Debbie Tribble
Notary Public

My Commission Expires:

9-20-86

JH/vgd

RUSH

I 5 7 1 9 8

IDENTIFICATION REFERENCE

OCT 17 3 22 PM 1984

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6405 PAGE 637

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

62900.00- CONT.
163.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.04-
9485A10/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 1 9 8

IDENTIF. REFERENCE

Oct 17 3 22 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0077764