Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Verne W. Critz, unmarried 588 Roxanne Drive Antioch, TN 37013	Noel Palmer Mortgage Co. P. O. Box 2546 Nashville, TN 37219	162-10 137 5DU 61298

WARRANTY DEED

BOOK 6511 PAGE 438

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, we, Edwin A. Groves and wife, Linda J. Groves, have bargained and sold, and by these presents do transfer and convey unto the said Verne W. Critz, unmarried, 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. 137 on the plan of Brook View Estates, Section 2, of record in Plan Book 4460, Page 163, Register's Office for said County.

Said Lot No. 137 fronts 75.00 feet on the northwesterly margin of Roxanne Drive and extends back 151.53 feet on the northeasterly line and 191.32 feet on the southwesterly line to a dead line in the rear, measuring 84.90 feet thereon.

Being the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed from Shirley J. Argo, unmarried by deed of record in Book 6440, Page 438, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: 588 Roxanne Drive, Antioch, TN 37013

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 14th day of March, 1985.

X Edwin A. Groves
EDWIN A. GROVES

Linda J. Groves
LINDA J. GROVES

3185 03/15 190.58- CHECK

18976

IDENTIF. REFERENCE

MAR 15 2 55 PM '85

433

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 EDWIN A. GROVES AND WIFE, LINDA J. GROVES, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 7th day of March, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $70,850.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF March, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6511 PAGE 440

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

70850.00- CAMT
184.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 190.58-
9185A03/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 5 7 6

IDENTIF. REFERENCE

MAR 15 2 57 PM 1985

DAVIDSON COUNTY, TENN.

No. 116357