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ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James A. Walters, et ux 3811 Park Avenue Nashville, TN 37209	S.A.M.E.	92-13 Parcel 119 11W-70845

WARRANTY DEED

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 James A. Walters and wife, Linda G. Walters, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 and the east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, Page 160, and 161, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 75 feet on the south side of Park Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed from James Edward Shearon and wife, Paula T. Shearon of record in Book 6243, Page 708, Register's Office for Davidson, 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: 3811 Park Avenue, Nashville, TN 37209.

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 22ND day of July 1985.

Edwin A. Groves
EDWIN A. GROVES

Linda J. Groves
LINDA J. GROVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 22 day of May, 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 $24,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF May, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

J 2 2 2 7 5

IDENTIF. REFERENCE

JUL 22 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

240[illegible].00- CA IT,
62.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 60.90-
9639A07/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 2 7 5 1

T
IDENTIF. REFERENCE

JUL 22 8 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155787