BOOK 6677 PAGE 701

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bobby N. Groves and wife, June S. Groves (NAME)	Same (NAME)	Map 48 P/O Par 213
849 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of NINETEEN THOUSAND NINE HUNDRED AND NO/100 ($19,900.00)---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged,

Winston Walker and wife, Joan M. Walker ----------

430449

IDENTIFICATION REFERENCE

OCT 8 2 44 PM '85

----------*have bargained and sold, and by these presents do transfer and convey unto*

the said Bobby N. Groves and wife, June S. Groves, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of the Winston Walker, et ux property, of record in Book 5646, Page 752, described as follows:

To find the point of beginning, start at the terminus of the westerly right-of-way (25 feet from the centerline) of Winston Drive as shown on the plat of Section 1 - Winston Estates, of record in Plat Book 5210, Page 321, in the Register's Office of Davidson County, Tennessee; thence, severing the property of Winston Walker, et ux, of record in Deed Book 5646, Page 752, in said Register's Office, with the future extension of said westerly right-of-way as follows: southwesterly an arc distance of 185.07 feet with a curve concave to the west and having a radius of 404.80 feet, South 39 degrees 26 minutes West 106.51 feet to the POINT OF BEGINNING: thence, continuing with said extended right-of-way, South 39 degrees 26 minutes West 180.00 feet to an iron pin; thence, leaving said extended right-of-way and continuing to sever said Walker property, North 50 degrees 34 minutes West 200.00 feet to an iron pin, North 58 degrees 42 minutes West 829.80 feet to an iron pin in the easterly boundary line of property owned by Hershel A. Morris, et ux, of record in Deed Book 6030, Page 37, in said Register's Office; thence, with said Morris' easterly boundary line and continuing with the easterly boundary line of property owned by Mitchell A. Whitmon, et ux, of record in Deed Book 5401, Page 487 in said Register's Office, North 2 degrees 49 minutes East 92.34 feet to an iron pin; thence, with the southerly boundary line of property owned by Roy T. Christian,et ux, of record in Deed Book 3375, Page 275 in said Register's Office, North 88 degrees 24 minutes East 340.23 feet to an iron pin; thence, again severing said Walker property, South 50 degrees 34 minutes East 819.89 feet to the BEGINNING containing 5.00 acres.

"DESCRIPTION CONTINUED"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,900.00

Subscribed and sworn to before me, this the 3rd day of October, 1985

Affiant

My commission expires: My Commission Expires July 17, 1988 (Affix Seal)

Notary Public

The above described tract is benefitted by an easement for the purpose of ingress and egress to said tract; said easement being the extension of the 50 foot wide right-of-way of said Winston Drive, said easement to remain in effect until such time as said extended right-of-way is dedicated for public use and being more particularly described as follows: BEGINNING at the terminus of the westerly right-of-way of Winston Drive as shown on the plat of Section 1 - Winston Estates, of record in Plat Book 5210, Page 321 in the Register's Office of Davidson County, Tennessee; thence, with said terminus, South 76 degrees 46 minutes East 50.00 feet; thence, with a curve in the future extension of said Winston Drive easterly right-of-way, southwesterly an arc distance of 207.93 feet with a curve concave to the West and having a radius of 454.80 feet; thence, continuing with said extension, South 39 degrees 26 minutes West 286.51 feet; thence, north 50 degrees 34 minutes West 50.00 feet; thence, with the future extension of the westerly right-of-way of said Winston Drive, North 39 degrees 26 minutes East 286.51 feet to the beginning of a curve in said right-of-way concave to the West and having a radius of 404.80 feet; thence, with said curve, northeasterly an arc distance of 185.07 feet to the BEGINNING.

Being part of the same property conveyed to Winston Walker and wife, Joan M. Walker, by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 5646, Page 752, Register's Office for Davidson County, Tennessee.

unimproved (XX
This is improved ( ) property, known as Winston Drive off Stevens Lane, (Bordeaux Area), Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

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.*

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.*

Witness our *hands this* 3rd *day of* October, *1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(X) Winston Walker

Joan M. Walker

Joan M. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Winston Walker and wife, Joan M. Walker

.....

.....

*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, *Tennessee, this* 3rd *day of* October, *19* 85.

Clay Kearley, *Notary Public.*

Commission Expires My Commission Expires July 17, 1988

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

WINSTON WALKER AND WIFE,
JOAN M. WALKER

TO

BOBBY N. GROVES AND WIFE,
JUNE S. GROVES

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS DEED WAS PREPARED BY:
EARL THOMPSON, ATTORNEY
Suite 205, 162 Fourth Avenue,
North
Post Office Box 2868
Nashville, Tennessee 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6677 PAGE 705

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
			19900.00- CANT.	
			51.74 CSTAX	
			.50 PRFEE	
			12.00 WDETD	
			CHECK	64.24-
			4818A10/08/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 0 4 9

IDENTIFICATION REFERENCE

OCT 8 2 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180345