FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

F. A. Harwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1987

Patricia Tuttle
Notary Public

MY COMMISSION EXPIRES: 6/9/89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. A. Harwell	Dobson & Johnson	MAP 84-12
(NAME)	(NAME)	
1618 Fairway Drive	One Commerce Place, Suite 1800	PARCEL 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Nashville, TN 37239	3DZ42868
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold C. Groves and wife, Dorothy G. Groves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. A. Harwell and John Harwell, Sr., both married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING part of Lot 174 on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, dated June 18, 1970, as follows:

BEGINNING at a point in the westerly margin of Fairway Drive at the common corner of Lots Nos. 173 and 174; thence with the margin of said drive, southerly 95 feet to the corner of Lots Nos. 174 and 150; thence with the line between said lots, westerly 130 feet to a corner of Lot No. 151 on said plan; thence with the line between Lots Nos. 151 and 174, northwesterly 67.6 feet to a corner of Lot No. 172 on said plan; thence easterly 74.2 feet to a point; thence northwardly 28.9 feet to the common corner of Lots Nos. 172, 173 and 174; thence with the line between Lots Nos. 173 and 174, southeasterly 123.9 feet to the point of beginning.

Being the same property conveyed to Dorothy G. Groves by deed from Harold C. Groves and wife, Dorothy G. Groves, of record in Book 6865, page 134, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Celia B. Holman, to Albert William Johnson, Trustee, for Dobson & Johnson, Inc., dated June 23, 1970, and filed for record in Book 4427, Page 591, Register's Office for said County, with an unpaid principal amount of approximately $12,377.89, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( ) property, known as 1618 Fairway Drive, Nashville, TN 37214
is is improved XX
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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. Wherever 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 hand S this 2nd day of February, 1987

Dorothy G. Groves
Dorothy G. Groves

Harold C. Groves
Harold C. Groves

BOOK 7128 PAGE 209

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 ~~Harold C. Groves and wife, Dorothy G. Groves~~

(or proved to me on the basis of satisfactory evidence)

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 2nd day of February, 19 87

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Harold C. Groves
Dorothy G. Groves

TO

F. A. Harwell
John Harwell, Sr.

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

90655

IDENTIFICATION REFERENCE

FEB 5 8 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7128 PAGE 210

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

50[illegible].00 CAMT.
140.00 CSTAX
.50 PRFE
6.00 WDETD
CHECK 146.50-
0041A02/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90655.

IDENTIFI REFERENCE

FEB 5 8 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42379