2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Edwin A. Groves
4212 Utah Avenue
Nashville, TN 37209

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 103-04
PARCEL 142
25W 03840

WARRANTY DEED

BOOK 7806 PAGE 880

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vernon P. Floyd and Sara Ann Brandon

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edwin A. Groves and James B. Lee

hereinafter called the Grantee, Grantee's 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 the westerly one-half of Lot No. 92 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for said County.

SAID part of Lot No. 92 fronts 50 feet on the northerly margin of Utah Avenue, formerly 7th Street and extends back between parallel lines 140 feet to an alley.

BEING part of the same property conveyed to Vernon P. Floyd and Sara Ann Brandon by quitclaim deed from Vernon P. Floyd and Sara Ann Brandon, Co Trustees of the Annie White Floyd Trust under the will of Porter Floyd of record in Book 7708, page 63, Register's Office for Davidson County, Tennessee.

21308

IDENTIFICATION REFERENCE

APR 3 12 19 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

1528 04/03 0101 03CHECK 146.75

This is (un)improved property, known as 4212 Utah 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of March, 1989.

Sara Ann Brandon
Sara Ann Brandon

Vernon P. Floyd
Vernon P. Floyd

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 1989, before me personally appeared Vernon P. Floyd and Sara Ann Brandon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

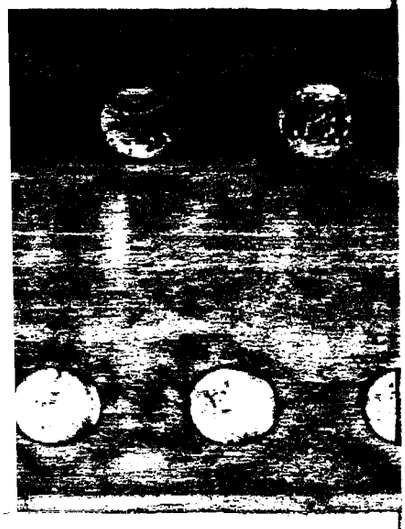
WARRANTY DEED

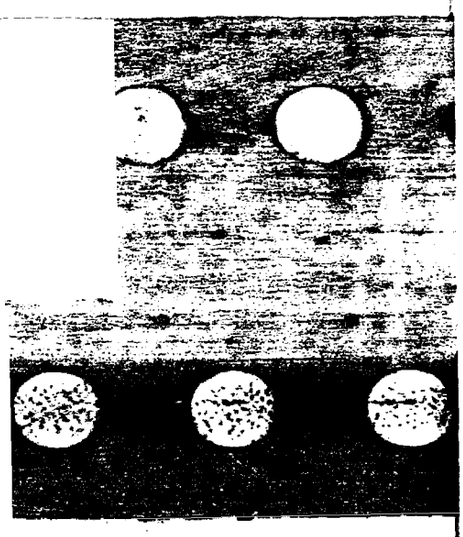
from:
Vernon P. Floyd and Sara Ann Brandon

to:
Edwin A. Groves and James B. Lee

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28301





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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 882

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 42500.00
CON TX 140.25
PRFEE 0.50
WDEED 6.00
TOTAL 146.75
CHECK 146.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/89 01 12:19 0001 1528

21308

IDENTIFICATION REFERENCE

Apr 3 12 19 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 195970