ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
SAMUEL L. GROCE and wife, SHARON B. GROCE 2015 Sweetbrier Ave. Nashville, TN 37212	S A M E	Map 117-03-0 Parcel 023.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 (This instrument prepared from information furnished by parties hereto.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Harold Throneberry and Wife, Elizabeth H. Throneberry (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Samuel L. Groce and Wife, Sharon B. Groce, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of CRUTCHER'S RESUBDIVISION of the Hostetter Lots, of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the south side of Sweetbrier Avenue and runs back between lines, 142 feet 9 inches on the west line and 142 feet 7-1/2 inches on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Harold Throneberry and Wife, Elizabeth H. Throneberry, by Warranty Deed from Joseph S. Duncan and Wife, Margie F. Duncan, of record in Book 3806, Page 230, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2015 Sweetbrier Avenue, Nashville, Tennessee 37212.

This conveyance is subject to any and all existing building restrictions, zoning restrictions, easements and rights of way for public utilities.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $108,750.00

Sharon B. Groce
Affiant

Subscribed and sworn to before me this 26th day of March, 1991.

Kent John Holtsinger
Notary Public

My Commission Expires March 26, 1994

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of March, 1991.

Harold Throneberry
HAROLD THRONEBERRY

Elizabeth H. Throneberry
ELIZABETH H. THRONEBERRY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named Harold Throneberry and Elizabeth H. Throneberry, the bargainors, 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 26th day of March, 1991.

Robert John Notestine
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: March 26, 1994

02009

IDENTIF. REFERENCE

MAR 27 11 31 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

5870 03/27 0101 03CHECK 365.71

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8317 PAGE 271

CC - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC 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 108750.00
CON TX 358.71
PRFEE 1.00
~~MTGFEE 6.00~~
TOTAL 365.71
CHECK 365.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/91 01 11:32 0001 6870

0 2 0 0 9

IDENTIF. REFERENCE

MAR 27 11 31 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 407605