BOOK 8328 PAGE 385

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

× W. D. Dozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF April, 1991

Reighanne Sailors
Notary Public

MY COMMISSION EXPIRES: 8-23-94
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

M. Thomas Taylor, Jr., Atty., 339 Main Street, Franklin, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Clara Womack etal	same	178-00-0
(NAME) PO Box 1065 Franklin	(NAME)	035.00
(STREET ADDRESS OR ROUTE NUMBER) TN 37064	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, The heirs of the Estate of Olivia Groves (Cunningham)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clara Womack and W. D. Dozier

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:

See Attached Legal Description

Being a portion of the property conveyed to Johney Groves and wife, Olivia Groves by deed of record in Book 1515, Page 188, Register's Office of Davidson County, Tennessee. The said Johney Groves is now deceased and was survived by Olivia Groves. The said Olivia Groves (Cunningham) is now also deceased.

05918

IDENTIF. REFERENCE

APR 11 10 11 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3989 04/11 0101 03CHECK 297.10

unimproved ( )
This is improved ( ) property, known as _____
(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 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. 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 8th day of April, 19 91

Kenneth Groves by Faye Groves Atty. In Fact
Kenneth Groves by Faye Groves, Attorney in Fact

Charles Wayne Groves
Charles Wayne Groves

Fred Cunningham
Fred Cunningham

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned Notary Public, Kenneth Groves by Faye Groves, Atty. in Fact, Charles Wayne Groves & Fred Cunningham with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 1991.

Commission expires 8/23/94 Luighanne Sauter
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____
Notary Public

WARRANTY DEED

FROM

TO

Prepared by:

PROPERTY DESCRIPTION
CUNNINGHAM ESTATE
TRACT 1

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete highway monument found in the easterly right-of-way line of State Highway 96 at its intersection with the southerly line of that parcel of land conveyed to Donald W. Hite Et Ux of record in Deed Book 6399, Page 926, R.O.D.C., Tennessee;

Thence, with the southerly line of said conveyance to Hite, S 85° 49' 41" E, 100.39 feet to an iron pin set;

Thence, with a common line of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 4150, Page 17, R.O.D.C., Tennessee, S 00° 04' 41" E, 183.50 feet to an iron pin set;

Thence, with a common line of said conveyance to Cunningham, S 81° 25' 13" E, 322.72 feet to a P.K. nail set;

Thence, with the center line of Old Harding Road, S 13° 05' 09" W, 63.27 feet;

Thence, with the center line of Old Harding Road, S 26° 38' 53" W, 61.55 feet;

Thence, with the center line of Old Harding Road S 33° 12' 07" W, 312.56 feet;

Thence, with the easterly right-of-way line of State Highway 96, N 35° 15' 00" E, 20.00 feet to an iron pin set;

Thence, with said right-of-way, N 89° 35' 42" W, 116.51 feet to a concrete monument found;

Thence, with said right-of-way, N 07° 26' 24" W, 605.06 feet to the point of beginning and containing 2.931 acres of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being a part of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 1515, Page 188, R.O.D.C., Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8328 PAGE 388

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 87000.00
CON TX 287.10
PRFEE 1.00
WDEED 9.00
TOTAL 297.10
CHECK 297.10

04/11/91 01 10:10 0001 3989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05918

IDENTIF. REFERENCE

APR 11 10 11 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 412058