BOOK 8366 PAGE 723

STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ 59,000.00

I Charles Wayne Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 19 91

Leighann Saulsbury
Notary Public

MY COMMISSION EXPIRES: 8-23-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

mail M. Thomas Taylor, Jr; Attorney at Law; 339 Main St. Franklin, TN 37064
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Johnny Groves etux	same	178
(NAME)	(NAME)	3.1
9695 Highway 96 W		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn		
(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, Fred Cunningham, Charles Wayne Groves and Kenneth E. Groves being all of the heirs of the Olivia Beard Cunningham Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Groves etux Lorie Groves

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 (Cunningham Estate Tract 3)

Being the remainder of that parcel of land conveyed to Olivia Beard Groves Cunningham, of record in Deed Book 3969, page 345 R.O.D.C., Tennessee.

19562

TENNESSEE REGISTER'S OFFICE
JUN 5 8 32 AM '91

0674 06/05 0101 03CHECK 204.70

unimproved ( )
This is improved (X) property, known as 9695 Hwy 96 West, Nashville, TN
(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 29 day of May, 1991

Fred Cunningham

Charles Wayne Groves

Kenneth E. Groves
by Faye Groves
Attorney in Fact.

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, Fred Cunningham, Charles Wayne Groves and Faye Groves Attorney in fact for Kenneth E. Groves,

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 29 day of May, 1991

Commission expires 8-23-94

Leighanne Sailors
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 3

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

Beginning at an iron pin set in the westerly right-of-way line of State Highway 96 at a common corner with that parcel of land willed to Robert F. Stamps and Richard P. Stamps of record in Will Book 151, Page 413, R.O.D.C., Tennessee;

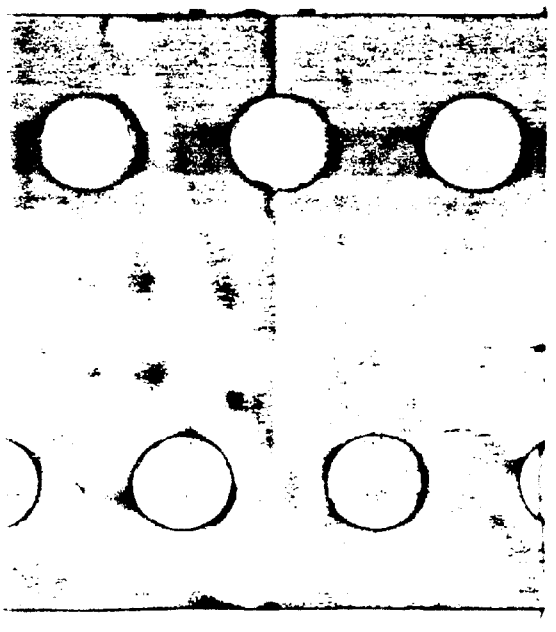
Thence, with said right-of-way line S 07° 31' 00" E, 160.89 feet to an iron pin set;

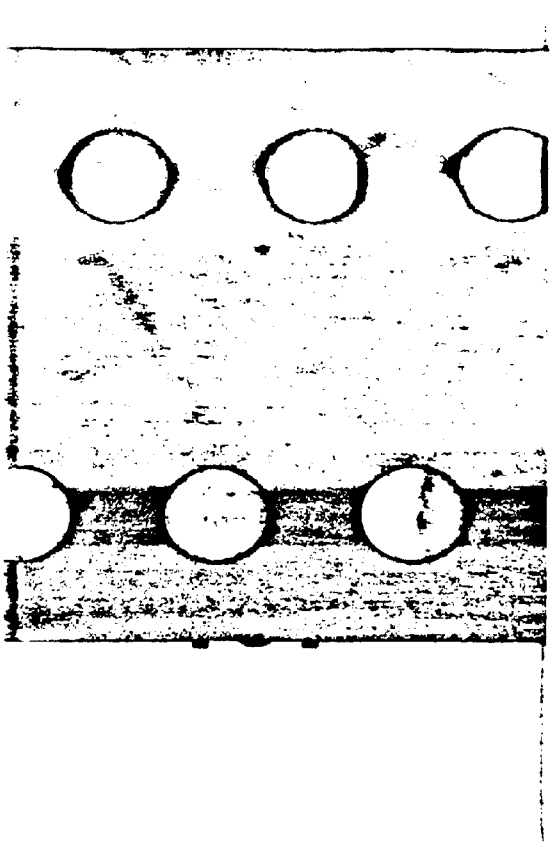
Thence, with a common line of that parcel of land conveyed to Wayne Groves Et Ux of record in Deed Book 4494, Page 53, R.O.D.C., Tennessee, N 87° 20' 07" W, 289.10 feet to an iron pin found;

Thence, with a common line of said conveyance to Groves, N 07° 06' 03" E, 161.00 feet to an iron pin found;

Thence, with a common line of that parcel of land willed to James F. Stamps and Richard P. Stamps of record in Will Book 151, Page 413, R.O.D.C., Tennessee, S 86° 50' 07" E, 248.21 feet to the point of beginning and containing 0.983 acre of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being the remainder of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 3969, Page 345, R.O.D.C., Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 59000.00
CON TX 194.70
PRFEE 1.00
WDEED 9.00
TOTAL 204.70
CHECK 204.70

06/05/91 01 08:32 0001 0674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19562

IDENTIFICATION REFERENCE

JUN 5 8 32 AM '91

No. 427751