THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Cleo Groves	Same	Map 91-8
425B Hart Avenue		Parcel 52
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Wayne M. McInturff and Jack J. Cohen secured by a Deed of Trust of record in Book 7193, page 545, Register's Office for Davidson County, Tennessee.

I, Joyce B. Wright

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Cleo Groves and wife, Louise C. Groves

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Map of L. H. Davis' Subdivision of Lot No. 41, Clifton Plan of Lots, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joyce B. Wright from M. Norris Jenkins, Trustee, by Trustee's Deed of record in Book 7495, page 198, Register's Office for Davdison County, Tennessee. Jimmy G. Wright joins in this conveyance to convey any interest he may have as the husband of Joyce B. Wright.

This description is the same as used in previous deed.

Taxes for the year 1991 are assumed by the Grantees herein.

unimproved ( )
This is improved (x) property, known as 1003 43rd Avenue North
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 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 assigns, to warrant and defend title 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 hands this 14th day of June, 1991.

Joyce B. Wright
JOYCE B. WRIGHT

Jimmy G. Wright
JIMMY G. WRIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce B. Wright and Jimmy G. Wright, the within named bargainors, 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 14th day of June, 1991.

My Commission Expires:
2-4-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $26,214.27.

AFFIANT

Subscribed and sworn to before me this 14th day of June, 1991.

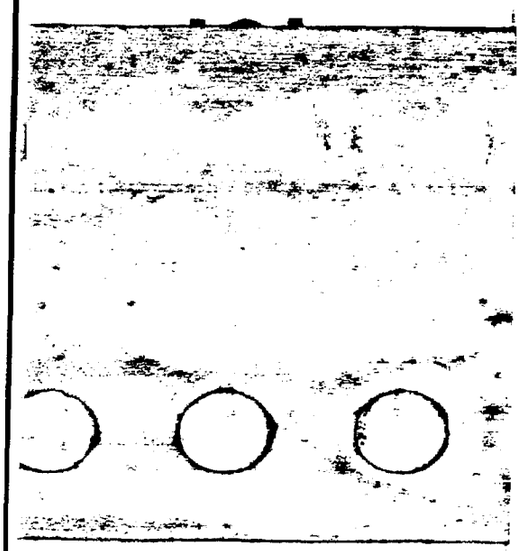
My Commission Expires:
2-4-93

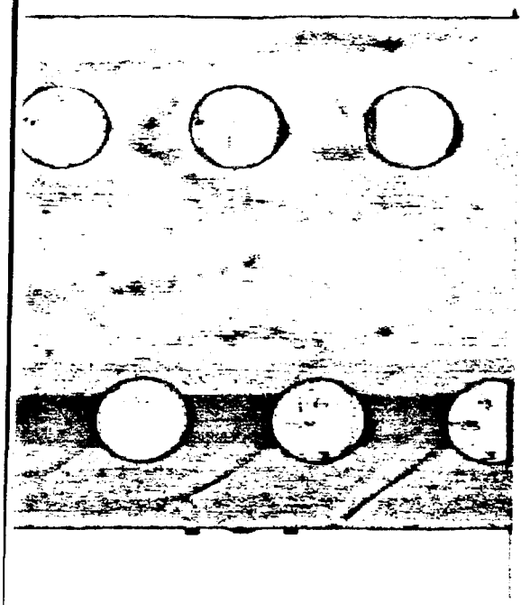
NOTARY PUBLIC

4273 06/17 0101 03CHECK 93.46

225 50

JUN 17 10 29 AM '91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 456

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 26214.27
CON TX 86.46
PRFEE 1.00
WDEED 6.00
TOTAL 93.46
CHECK 93.46

06/17/91 01 10:33 0001 4273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22598

JUN 17 10 29 AM '91

No. 431312