Box 41

BOOK 8693 PAGE 813

WARRANTY DEED

FROM: Jack Rush Hicks, Jr. and Marta Manner Hicks, Grantors

TO: Erich B. Groos, Jr. and Jane L. Groos, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3614 Saratoga Drive Nashville, TN 37205	New Owners	Map 117-1 Parcel 13 Field Book Numbers 7DA-02625

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty-Five Thousand and No/100 Dollars ($185,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of August, 1992.

Ethel H. Compton
Notary Public

ETHEL H. COMPTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-27-96

FOR AND IN CONSIDERATION OF the sum of One Hundred Eighty-Five Thousand and No/100 Dollars ($185,000.00), the receipt and sufficiency of which are hereby acknowledged, Jack Rush Hicks, Jr. and wife, Marta Manner Hicks, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Erich B. Groos, Jr. and wife, Jane L. Groos, Grantees, their heirs, successors, 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 Lot No. 21, Block "C" on the Plan of Bellwood, of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jack Rush Hicks, Jr. and wife, Marta Manner Hicks by deed from Mark Manner and wife, Anne Carpenter Manner, of record in Book 7880, page 168, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3614 Saratoga Drive, Nashville, Tennessee 37205.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantors.

2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 547, pages 149 and 150, said Register's Office.

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, 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 3rd day of August, 1992.

Jack Rush Hicks Jr.
JACK RUSH HICKS, JR.

Marta Manner Hicks
MARTA MANNER HICKS

34024

IDENTIF. REFERENCE

AUG 4 3 07 PM '92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ethel H. Compton, a Notary Public of said County and State, JACK RUSH HICKS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of August, 1992.

Ethel H. Compton
Notary Public

My Commission Expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ethel H. Compton, a Notary Public of said County and State, MARTA MANNER HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of August, 1992.

Ethel H. Compton
Notary Public

My Commission Expires: 1-27-96

7553 08/04 0101 03CHECK
3-
1-
697.50

5224J/08-03-92

This Instrument Was Prepared by:

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

RECEIVED OF _____

FOR _____

BOOK 8693 PAGE 816

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 185000.00
				CON TX 684.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 697.50
				CHECK 697.50
08/04/92	01			15:08 0001 7553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34024

IDENTIF. REFERENCE

AUG 4 3 08 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 557374