Box 43

BOOK 8738 PAGE 681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

J. Christopher Groce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September, 19 92

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
J. Christopher Groce (NAME)	SAME (NAME)	104-5-100
3506 Murphy Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21W-02415
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, Joseph A. Jones and wife, Beverly W. Jones and Kenneth Riggs and wife, Carolyn Riggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Christopher Groce and wife, Lisa Branham-Groce

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

LAND in Davidson County, Tennessee, and

BEING Lot No. 11, on map of Hardison and Young's lots in West End Park, being a subdivision of lots 41 to 48 inclusive on the original plan of West End Park as of record in Book 421, Page 190, of the Register's Office for Davidson County, Tennessee, said Lot No. 11 fronts 50 feet on the northerly side of a 50 foot strip of ground lying between Murphy Road and said plan of lots, and runs back between parallel lines 150 feet to an alley, and being a part of the same property conveyed to me by my husband, B. T. Young, by deed which is of record in Book 583, Page 401, R. O. D. C., Tennessee.

BEING the same property conveyed to Joseph A. Jones and wife, Beverly W. Jones, and Kenneth Riggs and wife, Carolyn Riggs by deed from Galbreath Blackman and wife, Christine Blackman of record in Book 7008, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

48947

JOINT REFERENCE

Sep 25 3 53 PM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3506 Murphy Road (House Number) (Street) Nashville, Tennessee 37205 (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 25th day of September, 19 92

Joseph A. Jones

Beverly W. Jones

Kenneth Riggs

Carolyn Riggs

STATE OF TENNESSEE
Davidson County

BOOK 8738 PAGE 682

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Jones and wife, Beverly W. Jones and Kenneth Riggs and wife, Carolyn Riggs

the 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 Davidson County, Tennessee, this 25th day of September 19 92

Commission expires 11-2-92

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Joseph A. Jones, et ux Beverly W. Jones

Kenneth Riggs, et ux Carolyn Riggs

TO

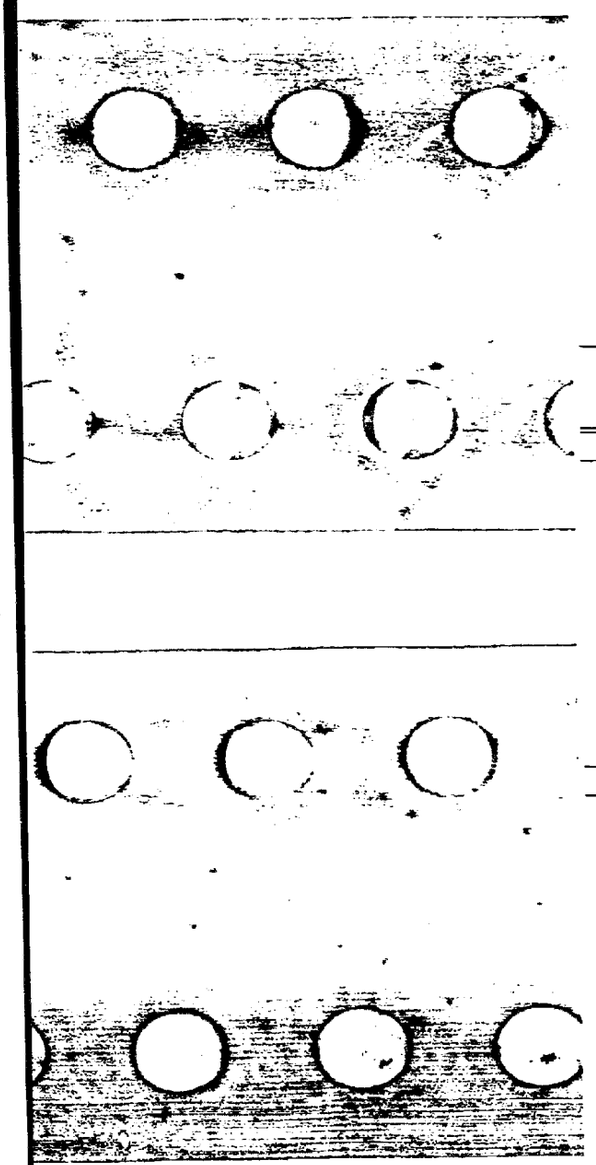
J. Christopher Groce

Lisa Branham-Groce

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

286.50 MCHECK 0104 09/25 0223

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



RECEIVED OF _____

FOR _____

BOOK 8738 PAGE 683

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
09/25/92	01		15:54 0001	0223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48947

IDENTIFICATION REFERENCE

SEP 25 3 53 PM '92

DAVIDSON COUNTY, TN

No. 573821