FILE NO. 32306
FILE BOX "7".

FORM NO. WD-1

BOOK 9311 PAGE 87

PREPARED BY & RETURN TO:
DYER, JAMES & TAYLOR, ATTYS.
30 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 19 94

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL H. GROTH, III et ux (NAME)	Leader Federal Bank for Savings (NAME)	117-4-61
2715 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	24W 1635
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38103 (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 THE SOUTHERN INVESTMENTS COMPANY, a partnership composed of SAMUEL T. EASLEY, C. JEFFREY CARNES and JAMES CONRAD CAMP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL H. GROTH, III and wife, ANN GROTH,

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:

BEING known and designated as 2715 Oakland Avenue, and BEGINNING on the westerly margin of Oakland Avenue at the corner of Lots Nos. 132 and 133 running westerly with the line between said two lots 161.5 feet to the easterly margin of said alley southerly 44 feet to the northerly margin of Wildwood Avenue; thence with a northerly margin of said Avenue easterly 151.7 feet to the beginning of a curve; thence around said curve 15.5 feet to the end of said curve on the westerly margin of Oakland Avenue; thence northerly with the westerly margin of said Oakland Avenue 34.2 feet to the beginning. Said southerly 26 feet of Lot 133 fronts 26 feet on the westerly margin of Oakland Avenue and runs back between parallel lines 161.5 feet to an alley and adjoins Lot No. 132.

BEING the same property conveyed to The Southern Investments Company, a partnership composed of Samuel T. Easley, C. Jeffrey Carnes and James Conrad Camp, by deed from Ann Williams Kidwell, of record in Book 7317, page 446, Register's Office for Davidson County, Tennessee.

C JEFFREY CARNES AND CHARLES J. CARNES ARE ONE AND THE SAME PERSON.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 2715 Oakland Avenue, Nashville, Tennessee 37212
(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 hands this 8th day of April, 19 94

THE SOUTHERN INVESTMENTS COMPANY

By: Samuel T. Easley
SAMUEL T. EASLEY
Charles J. Carnes, attorney-in-fact

By: C. Jeffrey Carnes
C. JEFFREY CARNES

By: James Conrad Camp
JAMES CONRAD CAMP
Charles J. Carnes, attorney-in-fact

BOOK 9311 PAGE 88

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named C. Jeffrey ~~AD~~ CARNES

the bargainor, 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 and official seal at Nashville, Tennessee, this 8th day of April, 19 94.

Commission Expires 5-24-97

Rebecca L. Bailey Notary Public

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

38711

WARRANTY DEED

FROM

94 APR 13 PM 12:11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

TO

3874 04/13 0101 03CHECK 545.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of April, 1994, before me personally appeared CHARLES J. CARNES, to be known to be the person who executed the foregoing instrument in behalf of SAMUEL T. EASLEY and JAMES CONRAD CAMP as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said SAMUEL T. EASLEY and JAMES CONRAD CAMP, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of April, 1994.

Rebecca L. Bailey
NOTARY PUBLIC
LARGE

My Commission Expires: 5-24-97

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

RECEIVED OF _____

FOR _____

BOOK 9311 PAGE 89

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 145000.00
CON TX 536.50
PRFEE 1.00
~~MTGFEE 8.00~~
~~TOTAL 545.50~~
CHECK 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/13/94 01 12:12 0001 3674

38711
IDENTIFICATION REFERENCE

94 APR 13 PM 12:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778879