BOOK 9706 PG 313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Wayne N. Remeny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 95

I. Dyke Tatum
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE N. REMENY	SAME	104-1-252
(NAME)	(NAME)	
3606 PILCHER AVENUE		25W-4405
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EDWIN A. GROVES AND WIFE, LINDA J. GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE N. REMENY, UNMARRIED

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, being Lot No. 4 on the Map of Pendergrass' Subdivision of Lots Nos. 175 and 176, in West Grove Plan of Lots, of record in Book 547, page 185, described as follows:

Beginning on the northerly margin of Pilcher Avenue, 160 feet west of the westerly margin of Pendergrass Avenue, formerly 36th Avenue North; thence with the northerly margin of Pilcher Avenue, westwardly 100 feet to the easterly margin of an alley; thence with said alley northwardly 75 feet to a turn in said alley; thence westwardly 5 feet; thence northwardly 75 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, eastwardly 30 feet to the corners of Lots Nos. 3 and 4; thence with the line between said two lots southwardly 147 feet, more or less, to the beginning.

BEING the same property conveyed to Edwin A. Groves and wife, Linda J. Groves, by deed from James Edward Shearon and wife, Paula T. Shearon, of record in Book 6243, page 706, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

2816 06/20 0101 03CHECK 249.50

unimproved ( )
This is improved (X) property, known as 3606 PILCHER AVENUE, NASHVILLE, TN 37209
(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 19th day of June 19 95

Edwin A. Groves
EDWIN A. GROVES

Linda J. Groves
LINDA J. GROVES

9706

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWIN A. GROVES AND WIFE, LINDA J. GROVES

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19th day of June, 19 95.

Commission expires July 26, 1997

Notary Public I. DYKE TATUM

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

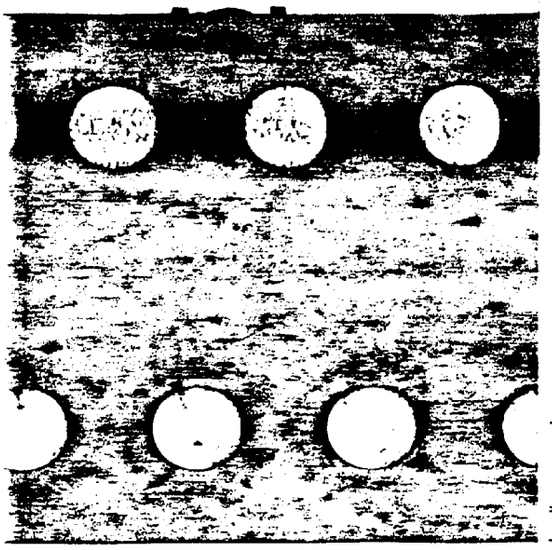
Notary Public

IDENTIF. ↑ REFERENCE

00711484

95 JUN 20 AM 8:26

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

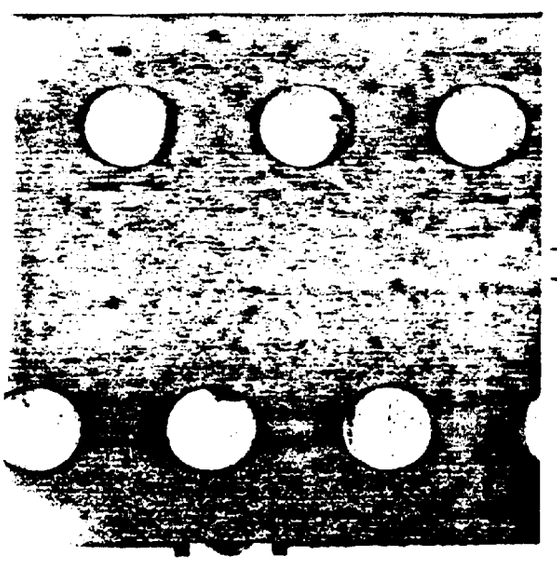
BOOK 9706PG315

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

06/20/95 01 08:26 0001 2816



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00714 84
IDENTIF. ← REFERENCE

95 JUN 20 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922037