77

WARRANTY DEED

BOOK 9960 PG 801

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 96

Notary Public I. DIKE TATUM

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
KATHLEEN DENISE NICHOLS (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	115-9-91
843 RODNEY DRIVE (ADDRESS)	P. O. BOX 35140 (ADDRESS)	08DZ 61725
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40232 (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 AND JAMES B. LEE AND WIFE, CAROLYN LEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN DENISE NICHOLS, 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. 91, on the Plan of SECTION FOUR, WEST MEADE HILLS, of record in Book 3300, page 46, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Grantors herein by deed of even date being recorded simultaneously herewith.
BEING the same property conveyed to EDWIN A. GROVES AND JAMES B. LEE, by deed from Annie Kathrun Pullum (formerly Annie Kathryn Nixon), of record in Book 9679, page 290, 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: Survey dated FEBRUARY 23, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

LINDA J. GROVES, spouse of EDWIN A. GROVES , joins in to convey any interest she may have by reason of her marital status in subject property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 843 RODNEY DRIVE, NASHVILLE, TN 37205
(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 27th day of February 19 96

EDWIN A. GROVES
By Edwin A Groves by Linda J Groves

LINDA J. GROVES, ATTORNEY-IN-FACT

JAMES B. LEE

Linda J. Groves
LINDA J. GROVES

Carolyn Lee
CAROLYN LEE

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 AND JAMES B. LEE AND WIFE, CAROLYN LEE

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 27th day of February 19 96

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

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

*** CONTINUATION

have by reason of her marital status in subject property.

This instrument is executed on behalf of EDWIN A. GROVES, by LINDA J. GROVES, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

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 LINDA J. GROVES, 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 on behalf of EDWIN A. GROVES, as his Attorney-in-Fact, as the free act and deed of the within named EDWIN A. GROVES.

WITNESS my hand and official seal at Nashville, Tennessee, this 27TH day of FEBRUARY 1996.

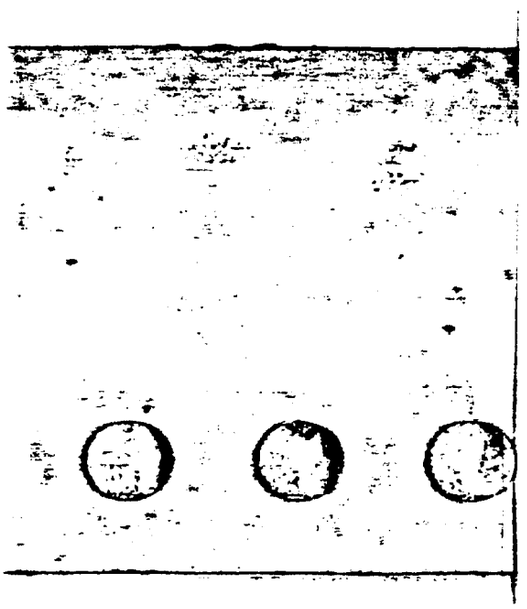
My Commission Expires: 07/26/97

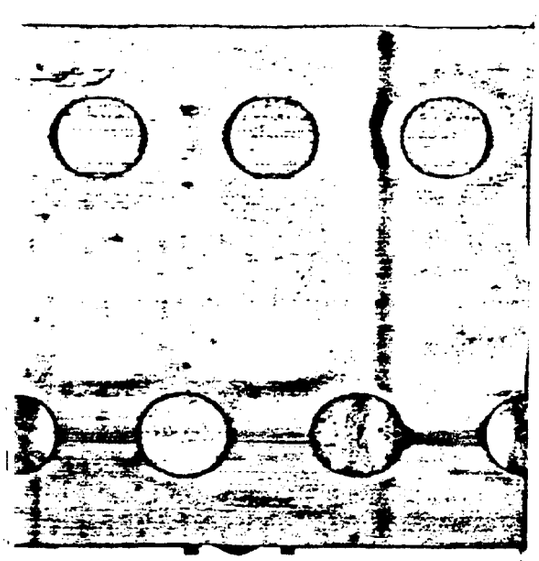
NOTARY PUBLIC I. DYKE TATUM

0154503
IDENTIF. & REFERENCE

96 FEB 29 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2409 02/29 0101 03CHECK 661.68





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

RECEIVED OF _____

FOR _____

BOOK 9960 PG 803

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 176400.00
CON TX 652.68
PRFEE 1.00
WDEED 8.00
TOTAL 661.68
CHECK 661.68

02/29/96 01 08:47 0001 2409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154503
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010552