BOOK 10034 PG 573

Mail

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Grove Partners, LLC 1808 Division Street Nashville, TN 37203	Same	92-16/250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 1996.

Notary Public
My Commission Expires: 1/30/97

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROSEMARY S. VAUGHN (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto GROVE PARTNERS, LLC, a Tennessee limited liability company (the "GRANTEE"), its successors and assigns, the following described real estate in Nashville, Davidson County, Tennessee, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights thereto (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of O.B. Hayes' Second Plan of Small Lots, as shown on plat of record in Plan Book 1, page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Said Lot No. 217 fronts 50 feet on the southeasterly side of Division Street, and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Rosemary S. Vaughn by Deeds of record in Book 6712, page 34, and Book 8478, page 958, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1921 Division Street, Nashville, Tennessee 37203.

The subject Property is conveyed subject to taxes for the current year which have been prorated and will be paid by GRANTEE.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 1996.

Rosemary S. Vaughn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named ROSEMARY S. VAUGHN, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 1996.

Notary Public

My Commission Expires: 3/22/97

James J. Vaughn, Jr., husband of GRANTOR, joins in this instrument solely to quitclaim, transfer and convey to GRANTEE, without covenant or warranty, any and all of his interest in the Property.

James J. Vaughn, Jr.

Date: 4/30/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named JAMES J. VAUGHN, JR., the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 1996.

Notary Public

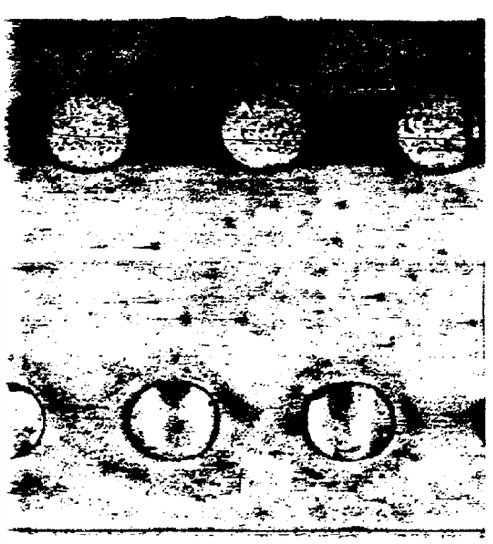
My Commission Expires: 3/22/97

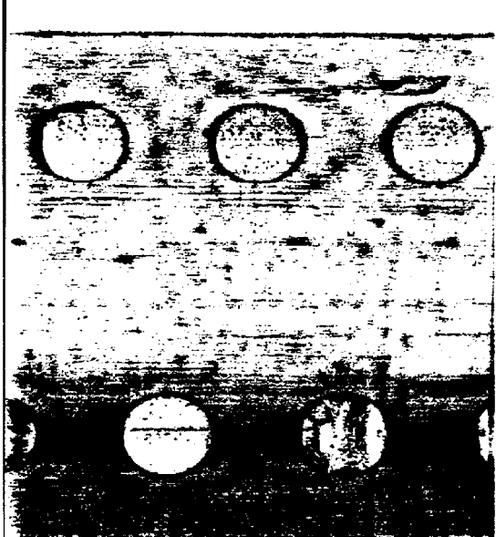
0177166
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:11
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

05/01 0170 03CHECK 749.00

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

RECEIVED OF _____

FOR _____

BOOK 10034 PG 575

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 200000.00
				CON TX 740.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 749.00
				CHECK 749.00
05/01/96	01			14:14 0001 6606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177166
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034643