97020002

BOOK 10416 PG 273

28B

THIS INSTRUMENT PREPARED BY:
*Leroy J. Ellis III, Attorney*
*306 Gay Street, Suite 200*
*Nashville, TN 37201*

| ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **Lee A. Tipton Jr. and**<br>**Melanie McGill**<br>**711 Rowan Drive**<br>**Nashville TN** | **SAME** | **59-11-0/22.00** |

# WARRANTY DEED

*FOR AND IN CONSIDERATION of the sum of **Ten dollars and no/100 ($10.00)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Adolph M. Groves Sr., unmarried** have this day bargained and sold, and do hereby transfer and convey unto the said **Lee A. Tipton Jr., unmarried and Melanie McGill, unmarried** the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:*

A certain tract of parcel of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 283 on the Plan of Haynes Manor, Section II, as of record in Book 3700, page 88, Register's Office for said County.

Said Lot No. 283 fronts 65 feet on the southerly side of Rowan Drive and extends back 151.5 feet on the easterly line and 148.8 feet on the westerly line to a dead line, measuring 65.1 feet thereon.

Being the same property conveyed to Adolph M. Groves Sr., and wife, Emma Dean Groves by Deed from Cumberland Builders of record in Book 4119, page 45, Register's Office for Davidson County, Tennessee. Emma Dean Groves having since died January 5, 1991, subsequently property being vested in Adolph M. Groves Sr., as surviving spouse.

*STATE OF* Tennessee
*COUNTY OF* Davidson
*Subscribed and sworn to before me this the 11th day of April, 1997.*

*The actual consideration or value whichever is greater, for this transfer is $72,000.00.*

*Affiant*

*Notary Public*

*Affix Seal*

*My Commission Expires:* May 28, 2000

*This is unimproved ( ) property known as 711 Rowan Drive Nashville, TN.*
*improved (X)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 11th day of April, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Adolph M. Groves Sr.

Adolph M. Groves Sr. /Adolph M. Groves Sr.

97-02-0002

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*STATE OF: Tennessee*
*COUNTY OF: Davidson*

Lorna B. Adol M. *Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, Adol M. Groves Sr., 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 Davidson County, Tennessee, this 11th day of April, 1997.*

*Notary Public*

NOTARY PUBLIC AT LARGE

*My Commission expires:*
May 28, 2000

0294249
IDENTIF. & REFERENCE

97 APR 14 PM 3:43
FELIX Z. BRASSFIELD REGISTER
DAVIDSON COUNTY, TN.

9281 04/14 0101 CKCHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10416 PG 275

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

04/14/97 01 15:48 0001 9281

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0294249
IDENTIF. ↑ REFERENCE

97 APR 14 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1140270