PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 39235
Dav. Co. File: Box 8

BOOK 10686PG461

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jon H. Kaas Barbara Martin 2715 Oakland Avenue Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: Map 117-4 Parcel 161 24W 1635

WARRANTY DEED

2466 11/17 0101 03CHECK 1241.10

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl H. Groth, III and spouse, Ann Groth,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jon H. Kaas and spouse, Barbara Martin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 132 and the southerly 26 feet of Lot No. 133 on the Map of Belmont Terrace as of record in Book 421, Page 101, Register's Office. Said Lot No. 132 is described as follows:

BEGINNING on the westerly margin of Oakland Avenue at the corner of Lots No. 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 Carl H. Groth, III and wife, Ann Groth by deed from the Southern Investment Company, a partnership composed of Samuel T. Easley, C. Jeffrey Carnes, and James Conrad Camp of record in Book 9311, Page 87, and corrected in Book 9595, Page 872, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 2715 Oakland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on OCT 8, 1997.

Carl H. Groth, III

Ann Groth

State of Tennessee
County of Davidson

On OCT 8, 1997, before me the undersigned authority, personally appeared Carl H. Groth, III and Ann Groth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sandra Davidson
Notary Public

My Commission Expires: 9/23/2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $333,000.00

Affiant

Sworn and subscribed before me on 14th Nov., 1997.

Linda V. Jones
Notary Public

My Commission Expires

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

97 NOV 17 PM 3:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0370545

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10686 PG 463

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
			CAHT	333000.00
			CON TX	1232.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1241.10
			CHECK	1241.10

11/17/97 01 15:11 0001 2466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0370545
IDENTIFICATION REFERENCE

97 NOV 17 PM 3:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1221622