22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF December 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 17, 2001
(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
CURTIS M. GROVES (NAME)	SAME (NAME)	140-0-61
809 CAMMACK CT (ADDRESS)	(ADDRESS)	09D-82829
NASHVILLE, TN 37205 (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, RICHIE EDWARDS AND WIFE, ADRIENNE C. FIZER-EDWARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS M. GROVES AND FAITH S. JEFFREYS, BOTH UNMARRIED **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property herein conveyed is subject to restrictive covenants of record in Book 9778, page 351; Book 9763, page 737; and Book 9763, page 737, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEEDS OF RECORD

0526447
IDENTIF. ↑ REFERENCE

98 DEC 17 AM 10:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1831 12/17 0101 03CHECK 140.80

unimproved (X)
This is improved ( ) property, known as 8678 POPLAR CREEK ROAD, NASHVILLE, TN 37221
(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 11th day of December, 19 98

RICHIE EDWARDS

ADRIENNE C. FIZER-EDWARDS

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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 RICHIE EDWARDS AND WIFE, ADRIENNE C. FIZER-EDWARDS

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 11th day of December, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being Tract No. 14, on the unrecorded Plan of the HEATH PROPERTY, and being more particularly described according to a survey by J. BRUCE RAINEY, Surveyor #823, dated July 25, 1995, known as Job #950094, as follows:

BEGINNING at a point in the center line of a 50 foot joint use ingress, egress, and public utility easement, said point of BEGINNING is also a common corner of Tract Nos. 13, 14, and 21, on above referenced Plan; thence leaving the center line of said 50 foot joint use ingress, egress, and public utility easement and with the common line between Tract Nos. 13 and 14, North 44 degrees 42 minutes 19 seconds East 554.34 feet to an iron pin in the southwesterly line of Tract No. 15 of said Plan; thence with the line of Tract No. 15, South 34 degrees 40 minutes 12 seconds East 551.86 feet to an iron pin set in the center line of the said 50 foot joint use ingress, egress, and public utility easement; thence with the center line of said 50 foot joint use ingress, egress, and public utility easement and with the northerly line of Tract No. 20 on said Plan, the following calls: South 50 degrees 41 minutes 36 seconds West 51.75 feet to an iron pin; thence South 71 degrees 02 minutes 04 seconds West 299.47 feet to an iron pin; thence South 83 degrees 17 minutes 12 seconds West 140.29 feet to an iron pin; thence North 65 degrees 03 minutes 32 seconds West 94.13 feet to an iron pin; thence North 43 degrees 05 minutes 30 seconds West, passing the northern most common corner of Tract Nos. 20 and 21 at 90.18 feet, in all 228.27 feet to the point of BEGINNING.

INCLUDED in the above described tract is that portion of the said 50 foot joint use ingress, egress, and public utility easement along the southerly line of Tract No. 14. Additionally, there is a 15 foot public utility easement located immediately North of and adjacent to the above described 50 foot joint use ingress, egress, and public utility easement.

BEING the same property conveyed to RICHIE EDWARDS AND ADRIENNE C. FIZER, BOTH UNMARRIED (now married and known as RICHIE EDWARDS AND ADRIENNE C. FIZER-EDWARDS, by deed from Lloyd Franklin Greene, Unmarried, of record in Book 9778, page 351, Register's Office for DAVIDSON County, Tennessee.

TOGETHER with the Grantors 1/21st interest in a right-of-way conveyed to them in Book 9842, page 992, as follows:

BEGINNING at a point in the center of POPLAR CREEK ROAD, being the Southeast corner of the Gibson property of record in Book 5324, page 571, Register's Office for DAVIDSON County, Tennessee; thence North 28 degrees 59 minutes 32 seconds East 74.32 feet to an iron pin; thence North 18 degrees 54 minutes 48 seconds West 347.81 feet to an iron pin; thence North 14 degrees 53 minutes 08 seconds West 60.18 feet to an iron pin; thence North 14 degrees 39 minutes 36 seconds East 56.80 feet to an iron pin; thence North 73 degrees 14 minutes 36 seconds East 58.70 feet to an iron pin in the westerly margin of the Walker property of record in Book 6720, page 102, Register's Office for DAVIDSON County, Tennessee; thence with said Walker property, South 06 degrees 35 minutes 51 seconds West 102.85 feet to an iron pin, being the Northwest corner of Tract No. 1 of the Goodall Bailey Division, Section 1; thence with said Tract No. 1, South 18 degrees 54 minutes 48 seconds East 382.34 feet to an iron pin; thence South 28 degrees 59 minutes 32 seconds West 88.38 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road, North 70 degrees 16 minutes 1 second West 50.66 feet to the point

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 844

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	140.80
CHECK	140.80

12/17/98 01 10:33 0001 1831

0526447
IDENTIF. & REFERENCE

98 DEC 17 AM 10:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401283