Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-2012

BOOK 11264 PAGE 828

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce Groves,** and wife **Carol L. Groves**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret S. Case, unmarried**, 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. 22 on the Plan of South Colony at Riverbend, a Planned Unit Development, of record in Plat Book 6900, Page 271, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bruce Groves and wife Carol L. Groves by deed of record in Book 9187, Page 440, RODC.

4158 12/22 0101 03CHECK 597.45

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0528642
IDENTIF. & REFERENCE

98 DEC 22 PM 3:20

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 6340 Sweet Gum Lane, Nashville, TN 37221

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 21st day of December, 1998

Bruce Groves

Carol L. Groves

State of Tennessee)
County of Davidson)

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On this the 21st day of December, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Bruce Groves and Carol L. Groves**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$158,500.00**.

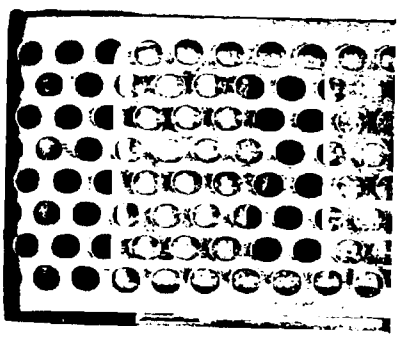
Margaret S. Case
Affiant

Sworn and subscribed before me on this the 21st day of December, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Margaret S. Case	**Mid-State Financial Services,**	**155-8-B-22CO**
6340 Sweet Gum Lane	**2021 Richard Jones Road**	
Nashville, TN 37221	**Nashville, TN 37215**	



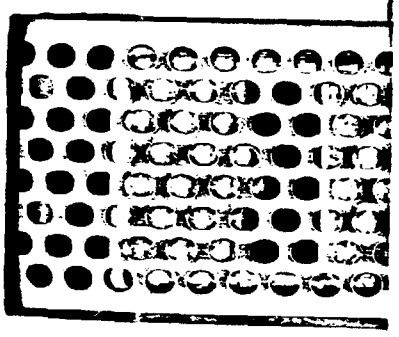
OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11264 PAGE 830

RECEIVED OF _____

FOR _____

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	



0528642
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 3:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT
		158500.00
		CON TX 586.45
		PRFEE 1.00
		WDEED 8.00
		CFEE 2.00
		TOTAL 597.45
		CHECK 597.45
12/22/98	01	15:17 0001 4158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405689