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RE-RECORD BOOK 11295 PAGE 874 BOOK 11142 PAGE 974

WARRANTY DEED

THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF REFLECTING THE PROPER POWER OF ATTORNEY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,300.00

Melanie Marinello
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES May 27, 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
BEVERLY A. JONES (NAME)	MORTGAGE PORTFOLIO SERVICES, (NAME)	91-16-341
4897 OLD HYDES FERRY PIKE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	11W-71767
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (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, EDWIN A. GROVES AND WIFE, LINDA J. GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEVERLY A. JONES

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:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of C. C. Paris Subdivision of the West Part of Block No. 1 of the Realty Savings Bank and Trust Company's Plan, of record in Book 421, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to EDWIN A. GROVES AND WIFE, LINDA J. GROVES, by deed from Vella Sanders, unmarried, of record in Book 10794, page 97, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated September 29, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

98 OCT -5 PM 2:31
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

04962215
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 3910 NEVADA AVENUE, NASHVILLE, TN 37209
(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 1st day of October 19 98

Edwin A. Groves

EDWIN A. GROVES
LINDA J. GROVES
By: Linda J. Groves By Edwin A. Groves
EDWIN A. GROVES, ATTORNEY-IN-FACT

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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 EDWIN A. GROVES ~~AND WIFE, LINDA J. GROVES~~

the bargainor ____, 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 NASHVILLE, Tennessee, this 1st day of October, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

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

THIS INSTRUMENT IS EXECUTED ON BEHALF OF LINDA J. GROVES, BY EDWIN A. GROVES, AS HER ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY WHICH IS BEING PLACED OF RECORD WITH THIS INSTRUMENT.

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 EDWIN A. GROVES, 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 ON BEHALF OF LINDA J. GROVES, AS HER ATTORNEY-IN-FACT, AS THE FREE ACT AND DEED OF THE WITHIN NAMED LINDA J. GROVES.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 1ST DAY OF OCTOBER, 1998.

MY COMMISSION EXPIRES:
05/27/2001

NOTARY PUBLIC I. DYKE TATUM

053642 9

IDENTIF. ↑ REFERENCE
RE-RECORD

99 JAN 13 AM 10:55

ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

9628 10/05 0101 03CHECK 326.61

2359 01/13 0101 03CHECK 10.00