Instr:200005010043152 Page: 1 OF 3
REC'D FOR REC 05/01/2000 2:57:35PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $185.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 2[illegible]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
KEVIN STALNAKER (NAME)	SAME (NAME)	140-61
216 MARGO LANE (ADDRESS)	(ADDRESS)	09D-82829
NASHVILLE, TN 37211 (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, CURTIS M. GROVES AND WIFE, FAITH J. GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN STALNAKER AND WIFE, VENUS STALNAKER

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.

BEING the same property conveyed to CURTIS M. GROVES AND FAITH S. JEFFREYS, BOTH UNMARRIED, As Joint Tenants With Right Of Survivorship, by deed from Richie Edwards and wife, Adrienne C. Fizer-Edwards, of record in Book 11256, page 841, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 9763, page 737; re-recorded in Book 9768, page 264; and Book 9778, page 351; said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

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 28th day of April, 2000

CURTIS M. GROVES

FAITH J. GROVES

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 CURTIS M. GROVES AND WIFE, FAITH J. GROVES

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 28th day of April 2000

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 _____ .

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.

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 of BEGINNING.

VS