SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of March, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/28/01 09:01 2pgs
Fees:11.00 Taxes:499.50
20010328-0029645

ADDRESS NEW OWNER(S) AS FOLLOWS:
Glenna R. Groce
114 40th Avenue North
Nashville, Tennessee 37209

SEND TAX BILLS TO:
SunTrust Bank
201 Fourth Avenue North
Nashville, TN 37219

MAP-PARCEL NUMBERS:
104-01-0-274.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Reginia L. Rowland, a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Glenna R. Groce, an unmarried woman** hereinafter referred to as 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. 27 on the Plan of part of West Grove Subdivision, of record in Book 421, Page 87, Register's Office for said County.

SAID Lot No. 27 fronts 50 feet on the easterly side of 40th Avenue North and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Reginia L. Rowland, a married person, by Warranty Deed from Nancy Arnette McWright and husband, Robert K. McWright and Nannie Blanche Arnette of record in Instrument No. 200002110014028, Register's Office for Davidson County, Tennessee.

C. M. Rowland as spouse of Reginia L. Rowland hereby joins in this conveyance for the purpose of relinquishing his marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 114 40th Avenue North, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 22nd day of March, 2001.

Reginia L. Rowland

C. M. Rowland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginia L. Rowland and husband, C. M. Rowland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2001.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE

Notary Public

10/22/01
My Commission Expires

02915-BP