PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 04/04/01 08:08 3pgs
Fees:15.00 Taxes:647.50
20010404-0032425

W & I Ref: (sk) Title No: 42246
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee H. Groitzsch René Groitzsch 1407 Cardinal Drive Nashville, TN 37216	Capital Bank and Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 062-13-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hazel R. McKinnies,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lee H. Groitzsch and spouse, René Groitzsch,** 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. 10 of Block A, Countryclub Estates of record in Plat Book 843, page 95, Register's Office for said County.

SAID Lot No. 10 of Block A fronts 100 feet on the northeasterly margin of Cardinal Avenue, formerly known as Martha Avenue, and extends back between parallel lines 175 feet to a dead line in the rear.

BEING part of the same property conveyed to Ann E. Roberts and Hazel R. McKinnies, as equal tenants in common by deed from Mary Sue Owen Renegar and husband G. W. Renegar of record in Book 5162, page 195, Register's Office for Davidson County, Tennessee. The said Ann E. Roberts has since died. By Affidavit of Heirship recorded prior hereto and simultaneously herewith the following heirs were established: Thomas Roberts, Wayne J. Roberts, William Matlock, Mary Ruth Weir, Gayle Flynn, Linda Duffield, Mary Helen Riddle, Amy Jean Pratt, Charles Wiseman, William Wiseman, Jr., Lanna Swann, Lois Vantrease and Virginia Rowe. By Quitclaim Deeds recorded prior hereto and simultaneously herewith, the above named heirs conveyed their interest in subject property to Hazel R. McKinnies.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843, Page 95, said Register's Office, which Plan shows ; Restrictive covenants of record in Book 982, page 315, said Register's Office.

This instrument is executed on behalf of Hazel R. McKinnies by Roland Monroe McKinnies, Jr. as her Attorney in Fact pursuant to a Power of Attorney being recorded in Book 10405, page 133, said Register's Office. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1407 Cardinal Drive, Nashville, TN 37216

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2001.

Hazel R. McKinnies By Roland M. McKinnies Atty in fact
Hazel R. McKinnies

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00

Affiant

Sworn and subscribed before me on the 30th day of March, 2001.

Elizabeth E Triplett
Notary Public

My Commission Expires: 5/26/02

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 Roland Monroe McKinnies, Jr. with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hazel R. McKinnies , as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2001

Elizabeth E Triplett
Notary Public

My Commission Expires: 5/26/02

EXHIBIT "A"
To
Warranty Deed

FROM: Hazel R. McKinnies

TO: Lee H. Groitzsch and spouse, René Groitzsch

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Roland M. McKinnies, Jr.
Roland R. McKinnies, Jr., Affiant
M.
RMM

Sworn to and subscribed before me this

30th day of March , 2001 .

Elizabeth E Triplett
Notary Public

My Commission Expires: 5/26/02