This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

Davidson County DEEDWARR
Recvd: 05/07/01 11:31 4pgs
Fees:19.00 Taxes:148.00
20010507-0046733

**NEW OWNER:**
Charles Cory Groves and wife,
Candacy Lynn Groves
9681 Hwy 96
Nashville, TN 37221

**SEND TAX BILLS TO:**
Same

**MAP & PARCEL:**
part of 178-00-0 003.00

**This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.**

**The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.**

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Wayne Groves and wife Barbara Groves**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Charles Cory Groves and Candacy Lynn Groves**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land as well as an easement in the 9th Civil District of Davidson County, Tennessee, described as follows, to-wit:

***See Exhibit "A"*** **- Property Legal Description - Tract One - Groves Property**

Being part of the same property conveyed to Charles Wayne Groves and wife Barbara Groves by Deed of record in Book 8364, page 259, R.O.D.C., TN.

***See Exhibit "B"*** **- Property Description - 25' Ingress/Egress Easement - Groves Property**

Being part of the same property conveyed to Charles Wayne Groves and wife Barbara Groves by Deed of record in Book 8364, page 259 and Book 4494, page 53, R.O.D.C., TN.

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(s), their heirs and assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

**1)** Subject to what an accurate survey might reveal.
**2)** Subject to any and all encumbrances found in the Public Records of Davidson County, Tennessee.
**3)** Grantors agree to pay any and all back property taxes or rollback taxes.

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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This (x) unimproved ( ) improved property is known as:

9681 Hwy 96 Nashville, TN 37221.

WITNESS our hand this 4th day of May, 2001.

Charles Wayne Groves
**Charles Wayne Groves**

Barbara Groves
**Barbara Groves**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Charles Wayne Groves and wife Barbara Groves**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 11/16/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ 40,000.00 Dollars.

Charles Wayne Groves
AFFIANT

Sworn to and subscribed to me, the undersigned, this 4th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 11-16-2002

EXHIBIT "A"

## PROPERTY DESCRIPTION
### *TRACT ONE - GROVES PROPERTY*

A tract of land located in the Ninth Civil District of Davidson County, Tennessee and being generally bounded on the north by Wayne Groves, on the east by State Highway 96 on the south by the Raymond Rector property and the Edmond McCrickard property and on the west by the Wayne Groves property and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980 and being more particularly described as follows:

Beginning at an iron pin set in the west right-of-way line of State Highway 96, a 220 foot wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of the herein described tract of land and proceeding as follows:

1. Leaving the west right-of-way line of State Highway 96 and with the north line of the Rector property, S87°36'00"W, 334.28 feet to an iron pin found; thence

2. Continuing with the north line of the Rector property, S74°58'29"W, 412.40 feet to an iron pin found at the northeast corner of the Edmond McCrickard property of record in Deed Book 10041, Page 577, R.O.D.C., Tennessee; thence

3. With the north line of the McCrickard property, S52°51'31"W, 192.00 feet to an iron pin set, said pin being the southwest corner of the herein described tract of land; thence

4. Leaving the north line of the McCrickard property and with a new line of division thru the lands of the Wayne Groves, Et Ux property of record in Deed Book 8364, Page 259, R.O.D.C., Tennessee, N0°00'00"E, 406.85 feet to an iron pin set; thence

5. Continuing with said new line of division, N87°41'52"E, 859.04 feet to an iron pin set in the west right-of-way line of State Highway 96; thence

6. With said west right-of-way line, S7°31'02"E, 206.29 feet to the point of beginning and containing 220,082 square feet or 5.05 acres more or less.

Being part of the same property conveyed to Charles Wayne Groves and wife Barbara Groves by Deed of record in Book 8364, Page 259, R.O.D.C., Tennessee.

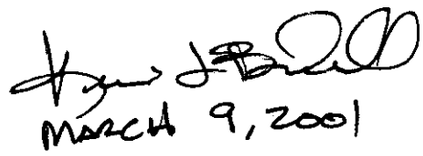


EXHIBIT "B"

## PROPERTY DESCRIPTION
### *25' INGRESS-EGRESS EASEMENT - GROVES PROPERTY*

A 25 foot wide Ingress-Egress easement located on a tract of land in the Ninth Civil District of Davidson County, Tennessee and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980 and being more particularly described as follows:

Commencing at an iron pin set in the west right-of-way line of State Highway 96, a 220 foot wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of Tract One of the Wayne Groves property and proceeding as follows: With said west right-of-way line, N7°31'02"W, passing an iron pin set at the northeast corner of Tract One at a distance 206.29 feet and a total distance of 253.16 feet to the point of beginning of the herein described easement:

With the centerline of a 25 foot wide Ingress-Egress Easement which lies 12.5 feet on either side of the following described lines:

1. Leaving the west right-of-way line of State Highway 96 and with the centerline of an existing gravel driveway, N82°10'28"W, 17.28 feet to a point; thence

2. Continuing with said gravel driveway, 104.70 feet along the arc of a curve to the right that has a radius of 112.21 feet to a point in the north line of Tract One of the Wayne Groves property, said curve has a chord bearing and distance of S58°11'31"W, 100.95 feet; thence

3. Continuing with the centerline of said gravel driveway and the north line of Tract One, S87°41'52"W, 139.21 feet to the westerly terminus of the herein described easement.

Being part of the same property conveyed to Charles Wayne Groves and wife Barbara Groves by Deed of record in Book 8364, Page 259 and Book 4494, Page 53, R.O.D.C., Tennessee.

March 9, 2001