ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Curtis M. Groves, et ux	Cendant Mtg. Corp.	Map 115-13
808 Rodney Drive	2001 Bishops Gate Blvd.	Parcel 30.00
Nashville, TN 37205	Mt. Laurel, NJ 08054	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 09/28/01 14:10 2pgs
Fees:13.00 Taxes:740.00

20010928-0105142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **JAMES RONALD THOMAS**, Personal Representative for the Estate of Katherine Hanvey Ballard (herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **CURTIS M. GROVES and wife, FAITH J. GROVES** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

Being Lot No. 167 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for said county, to which plan specific reference is hereby made for a more particulatr description of said lot.

Being the same property conveyed to Donald W. Ballard and wife, Katherine Hanvey Ballard by deed from Davidson Road Corporation, a Tennessee Corporation, of record in Book 3793, page 110, Register's Office for Davidson County, Tennessee. Donald W. Ballard died on March 3, 1997. Katherine Hanvey Ballard, unmarried, died on May 27, 2001 leaving a Last Will and Testament which was recorded as the Last Will and Testament of Katherine Hanvey Ballard in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee on July 2, 2001 (01P-1055). Paragraph C of Article I of said Last Will and Testament incorporates all real property into the probate estate of the decedent and grants to the personal representative the power and authority to sell any interests in real property and to add the proceeds to the probate estate.

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees;

2. Matters shown on the Plan of record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee; and

3 Restrictive covenants contained in instrument of record in Book 3789, page 120, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 808 Rodney Drive, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Beth Thomas
Affiant

Subscribed and sworn to before me this 17 day of September, 2001.

Shauna Daniels
Notary Public

My Commission Expires SEP. 25, 2004

My commission expires:_____

WITNESS my hand this 17 day of September, 2001.

James Ronald Thomas
James Ronald Thomas, Personal Representative
of the Estate of Katherine Hanvey Ballard

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 bargainor, **JAMES RONALD THOMAS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Personal Representative of the Estate of Katherine Hanvey Ballard and that he executed the within instrument, by signing as Personal Representative, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of September, 2001.

Dona A. Childress
Notary Public

My Commission Expires: 7/24/2003

DAVID A. CHILDRESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN