State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 20,000.00

Subscribed and sworn to before me, this 11th day of October, 2001

Affiant

Notary Public

Commission Expires: 11.29.03

OFFICIAL SEAL
SHAWNA HULSE
NOTARY PUBLIC
My Comm. Expires

PICK-UP

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

N010135

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dennis R. Wylie Co-Trustee and Lydia O. Wylie Co-Trustee **4914 Apricot Court** **Castro Valley, CA 94546** MAP & PARCEL NO. **133-16-0-6.100**	**Dennis R. Wylie Co-Trustee and Lydia O. Wylie Co-Trustee** **4914 Apricot Court** **Castro Valley, CA 94546**

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,

Robert Franklin Groves, Individual
Robert Franklin Groves, as Administrator of Estate of Roy Franklin Groves, Jr.

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Dennis R. Wylie Co-Trustee and Lydia O. Wylie Co-Trustee

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being unit number E-11 on the plan of Barcelona Condominium, as set out as Exhibit A-1 of the Master Deed of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, together with the undivided interest in Common Elements appurtenant thereto.

Subject to all covenants, conditions, restrictions, easements, rights of ways, and plat matters of record.

Being the same property conveyed to Roy Franklin Groves, an unmarried person by Warranty Deed from Robert F. Forster, dated August 1, 1997, recorded August 4, 1997, in Book 10556, Page 206, in the Official Records for Davidson County, Tennessee. The said Roy Franklin Groves having died intestate, Probate No. 01P1065 Probate Court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **270 Tampa Drive, Unit E-11, Nashville, TN.**

To have and to hold the said tract or parcel of land, with the appurtenance, 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.

Davidson County DEEDWARR
Recvd: 11/08/01 08:47 2pgs
Fees:13.00 Taxes:74.00
20011108-0122655

Witness my hand this **October 11, 2001** .

Robert Franklin Groves, Individual Grantor

Robert Franklin Groves, as Administrator of Estate of Roy Franklin Groves, Jr.

State of Tennessee
County of Davidson

On this 11th day of October, 2001, before me personally appeared **Robert Franklin Groves**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

OFFICIAL SEAL
SHAWNA HULSE
NOTARY AT LARGE
My Comm. Expires 11.2003

My Commission Expires:

Notary Public

Warranty Deed

F:\tw\apps...\WD2