WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Terri L. Little
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2002

Mary Birdwright
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/25/02 12:16 2pgs
Fees:13.00 Taxes:617.90

20020625-0076117

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Little (NAME)	National Bank of Commerce (NAME)	MAP 009
7803 Ridgewood Road (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 058
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel Lenwood Groah and wife, Lisa Groah

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri L. Little

HEREINAFTER CALLED THE 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 the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, May 25, 1959, as follows:

BEGINNING in the center of Cotton Patch Road South 44 degrees 35' East 178.5 feet, South 37 degrees East 197 feet, South 14 degrees East 394.8 feet, and South 22 degrees East 210 feet from the Southeasterly corner of the property conveyed to William T. Williams, Jr. and wife, by deed from L.F. Durocher, Jr. and wife, of record in Book 2535, page 621, Register's Office for Davidson County; thence with the center of said Road South 28 degrees 45' East 245.5 feet to the northerly margin of a 50-foot unnamed road; thence with said road South 59 degrees West 340 feet; thence South 73 degrees 38' West 110 feet; thence North 29 degrees West 279.1 feet; thence North 66 degrees 30' East 450 feet to the beginning, containing 2.85 acres, more or less.

BEING the same property conveyed to Daniel Lenwood Groah, Unmarried by Warranty Deed from Charles Edward Minton, Sr. and wife, Dorothy M. Minton of record in Book 8779, page 167, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Lisa Groah joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 7803 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 14th day of June, 2002

Daniel Lenwood Groah

Lisa Groah

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 Daniel Lenwood Groah and wife, Lisa Groah

the bargainor, ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June, 2002.

Commission expires 10-25-03

Mary Bradshaw
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public