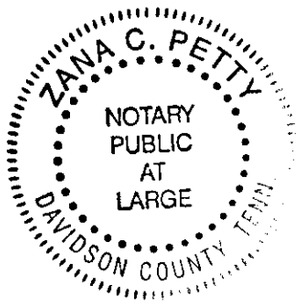
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/30/02 14:11 2pgs
Fees:13.00 Taxes:710.40



20020730-0091282

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Jerry S. Muse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF July 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry S. Muse	Bank of America, N.A.	MAP 109-10-A-0
(NAME)	(NAME)	
3809 Lakeridge Run	2059 Northlake Parkway	PARCEL 65 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(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, Garry R. Grove, Trustee of the Grove Joint Revocable Living Trust Agreement u/a/d November 25, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry S. Muse and wife, Karen S. Muse

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:

BEING Lot No. 26, on the Plan of Phase Three, Lakeridge, of record in Plat Book 9700, Page 373, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Garry R. Grove and wife, Dara J. Grove, Trustees of the Grove Joint Revocable Living Trust Agreement U/A/D November 25, 1998, by Quitclaim Deed from Garry R. Grove and Dara J. Grove, Individually, of record in Book 11228, Page 950, Register's Office for said County. See also deed of record in Book 10654, Page 657, Register's Office for said County and also see Trustee Resignation Notice of record in Instrument * _____, Register's Office for said County.

* 20020730-0091281

This conveyance is subject to Restrictive Covenants of record in Book 9669, Page 715 and Book 9700, Page 373, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 373; and (3) Easement of record in Book 9669, Page 738, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3809 Lakeridge Run, Nashville, TN 37214
(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 26th day of July, 20 02

Garry R. Grove, Trustee

Garry R. Grove, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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 Garry R. Grove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as such Trustee, being authorized so to do, executed the within instrument on behalf of the Grove Joint Revocable Living Trust Agreement u/a/d November 25, 1998, as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2002.

My Commission Expires: 3/29/03

