THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

James C. Dale III
Affiant

Subscribed and sworn to before me this 26th day of July, 2002.

Notary Public Anita J. Settle
NOTARY PUBLIC DAVIDSON COUNTY TENN. AT LARGE

My commission expires: 5/30/2004
Commission Expires MAY 30, 2004

Davidson County DEEDWARR
Recvd: 08/05/02 08:05 2pgs
Fees:13.00 Taxes:1110.00
20020805-0093139

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Margaret C. Groos **11 Redbud Drive** **Nashville, TN 37215**	**Same**	**Map 131-1B** **Parcel 131.00C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Martha S. Lansden,** an unmarried person, herein referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret C. Groos,** herein referred to as Grantee, her heirs and assigns, land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 11, on the Plan of Redbud, a Planned Residential Development, of record in Plat Book 4675, Page 137, Register's Office for Davidson County, Tennessee, and as amended in Book 4910, Page 872; Book 4937, Page 346; Book 4953, Page 846; and Book 5003, Page 925, together with the appurtenant interest in the common and limited common areas as shown on said plan, to which plan reference is made for a more complete description.

BEING the same property conveyed to Dick L. Lansden and wife, Martha S. Lansden by deed from Creason Clayton and wife, Gania Rose Clayton, of record in Book 5063, Page 220, Register's Office for Davidson County, Tennessee. The said Dick L. Lansden having since died.

This is improved property known as 11 Redbud Drive, Nashville, Tennessee 37215.

This property is conveyed subject to:

1. Metro taxes for the year 2002, a lien but not yet due and payable, which Grantee agrees to pay.

2. Conditions and Restrictions of record in Book 4845, page 935; Charter of record in Book 4852, Page 607; Charter of record in Book 4852, Page 607, said Register's Office.

3. Quitclaim Deed conveying Common Area of record in Book 4861, Page 613, said Register's Office.

4. The Plan of record in Plat Book 4675, page 137; as amended in Book 4910, Page 872; Book 4937, Page 346; Book 4953, Page 846, Book 5003, Page 925, said Register's Office, shows an Owner's Certificate, and other easements and setback lines.

5. Underground Utility Easement to Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 4862, Page 366, said Register's Office.

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, her successors and assigns, forever. Grantor covenants with the said Grantee that she 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. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2002.

Martha S. Lansden

Martha S. Lansden

"Grantor"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said State and County, the within named **Martha S. Lansden,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument and for the purpose contained therein.

WITNESS my hand at office this 31st day of July, 2002.

James C. Dale III

Notary Public

My Commission Expires: 3/25/06