PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43778
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/12/02 11:01 2pgs
Fees:13.00 Taxes:27.75
20020912-0111203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tonya R. Edens Mark A. Yarbrough 6664 Upton Lane Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 92-13-367

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$7,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Groom and spouse, Dorothy D. Groom**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tonya R. Edens and Mark A. Yarbrough as joint tenants with rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 101 on the Map of Hortense Place, as of record in book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the northerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William J. Groom and Dorothy D. Groom by Final Decree confirming sale of the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record in Book 11741, Page 796, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Matters set out on The Plan, with Owner's Certificate, of record in Plat Book 161 Page 167, said Register's Office, to which plan reference is made for a complete description.

This is unimproved property, known as: 3310 Nevada Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of September, 2002.

William J. Groom

Dorothy D. Groom

State of TENNESSEE

County of DAVIDSON

On this 11th day of September, 2002 , before me the undersigned authority, personally appeared William J. Groom and Dorothy D. Groom , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $7,500.00

Affiant

Sworn and subscribed before me this the 11th day of September, 2002

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires 7/26/2003

Notary Public