WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 10:35 2pgs
Fees:13.00 Taxes:558.70

20030423-0054037

B-VR-03-0737

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires SEP. 25, 2004

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roger Gerald Grooms, Jr.	New Owner	
737 Harpeth Trace Drive, Unit 20-C (ADDRESS)	(NAME)	143-02-C-20 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL S. RAPHAEL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER GERALD GROOMS, JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Unit 20-C, on the Plan of Harpeth Knoll of record in Book 5200, Page 764, Register's Office for Davdison County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael S. Raphael, an unmarried person, by Deed dated April 19, 1996 and filed for record on April 19, 1996 in Book 10035, Page 27, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6280, Page 478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 737 Harpeth Trace Drive, Unit 20-C, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of April, 2003.

Michael S. Raphael by Heidi Raphael Atty-In-Fact

Heidi A Raphael

STATE OF Tennessee

COUNTY OF Davidson

I, Shauna Daniels, a Notary Public of the County and State first above written, do hereby certify that Heidi Raphael personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of April, 2003.

Shauna Daniels
Notary Public

My Commission Expires:

(SEAL) My Commission Expires SEP. 25, 2004

State of TN
County of Davidson

On this the 11th day of April, 2003, before me personally appeared Heidi Raphael to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael S. Raphael and who acknowledged that she executed the same as the free act and deed of the said Michael S. Raphael by virtue of that Power of Attorney, duly executed by the said Michael S. Raphael on April 11th, 2003 and recorded concurrently herewith in Instrument No. 20030423-0054036 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2003.

Shauna Daniels
Notary Public

My Commission Expires :

My Commission Expires SEP. 25, 2004

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903