Davidson County DEEDWARR
Recvd: 08/26/03 14:37 2pgs
Fees:13.00 Taxes:556.85
20030826-0123814

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42336

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
7th day of August, 2003

Notary Public

MY COMMISSION EXPIRES: 3-25-06

SATURN & MAZER TITLE SERVICES, INC. DAVIDSON COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Groves	Cavalry Banking	102-10-7
808 Rodney Dr.	2209 Crestmoor Road #320	
Nashville, TN, 37205	Nashville, TN 37215	

FOR AND IN 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, I/WE,

Mark H. Gwaltney and wife, Suzanne H. Gwaltney

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

Curtis M. Groves and wife, Faith S. Groves

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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Bresslyn Manor, a plat of which is of record in Book 4955, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark H. Gwaltney and wife, Suzanne H. Gwaltney, by deed from Jerry J. Watterworth and Lawrence H. Kranz, as Joint Tenants with Right of Survivorship, of record in Book 9371, Page 434, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 949 Bresslyn Road, Nashville, TN 37205

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/our hand(s) this 7th day of August, 2003

Mark H. Gwaltney

Suzanne H. Gwaltney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mark H. Gwaltney and wife, Suzanne H. Gwaltney, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2003.

Notary Public

My Commission Expires: 3/25/10

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.