PICK-UP

Davidson County DEEDQC
Recvd: 04/13/04 09:34 3pgs
Fees:17.00 Taxes:0.00
20040413-0041237

This instrument prepared by:
M.T. Taylor, Jr., Attorney
339 Main Street
Franklin, TN 37064

This instrument was prepared solely by information provided by the parties with no title examination being made, and the parties hereto hold M.T. Taylor, Jr., Attorney, harmless from any and all liability in connection herewith. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Wayne Groves **9689 Highway 96** **Nashville, TN 37221**	**SAME**	**168 – 00 – 0 057.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, I, **Kenneth Groves**, Grantor, by these presents, do hereby quitclaim and convey unto **Wayne Groves**, Grantee, his heirs, successors and assigns, all of their right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

***See Attached* – Exhibit - Legal Description**

Being the same property conveyed to J.K. Groves etux Olivia B. Groves by deed of record in Book 2029, page 17, Register's Office for Davidson County, Tennessee. J.K. Groves etux Olivia B. Groves are both deceased leaving as their sole heirs Wayne Groves and Kenneth Groves.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, rights of way for State Highway 100 and Old Harding Road.

This is property known as: 8926 Hwy 100, Nashville, TN 37221

WITNESS OUR HANDS this 12th day of April, 2004.

Kenneth Groves by Faye Groves, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, ~~Kenneth~~ AMONIA FAYE ATTY IN FACT FOR **Groves**, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that ~~S~~he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 13th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: December 11, 2005

WILLIAM BRIGGS WILSON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $-0-.

Wayne Groves - *AFFIANT*

Sworn and subscribed before me this 27th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 10-29-06

TAYLOR, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

PROPERTY DESCRIPTION
CUNNINGHAM ESTATE
TRACT 6

A tract of land situated in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the northerly right-of-way line of State Highway 100 at the southeast corner of that parcel of land conveyed to Elizabeth King of record in Book 2926, Page 159, R.O.D.C., Tennessee;

Thence, with the easterly line of said conveyance, N 12° 51' 31" W, 208.28 feet to a P.K. nail set in the center line of Old Harding Road;

Thence, with the center line of Old Harding Road, S 89° 44' 27" E, 537.62 feet to a P.K. nail set;

Thence, with the northerly right-of-way line of State Highway 100, S 72° 52' 00" W, 507.68 feet to an iron pin set;

Thence, with said right-of-way, S 17° 08' 00" E, 47.00 feet to an iron pin set;

Thence, with said right-of-way, S 72° 52' 00" W, 20.88 feet to the point of beginning and containing 0.989 Acre of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being all of the land conveyed to J. M. Groves Et Ux of record in Book 2029, Page 17, R.O.D.C., Tennessee.