(1)

Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

RECORD AND RETURN TO:
~~SATURN AND MAZER~~
~~212 THIRD AVE. N., NASHVILLE, TN 37201~~
~~(SP)42925~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 14:19 2pgs
Fees:13.00 Taxes:314.50

20040423-0046540

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **31st DAY OF MARCH, 2004.**

Notary Public

MY COMMISSION EXPIRES: 12/13/07

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MARIA ALICIA RUIZ **5502 Tennessee Avenue** **Nashville, TN 37209**	NEW OWNER	**91-6-267** **12W 18270**

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 **WE, EDWIN A. GROVES and wife, TRACEY A. GROVES and CURTIS M. GROVES and wife, FAITH GROVES**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA ALICIA RUIZ**

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 Nos. 1405 and 1407 of Block 12, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lot Nos. 1405 and 1407, front together 50 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edwin A. Groves and Tracey A. Groves, husband and wife, and Curtis M. Groves and wife, Faith Groves, by deed from James L. Mullican and wife, Patsy J. Mullican, of record in Instrument Number 20030808-0113027, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **5502 Tennessee 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 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 our hands this 31st day of March, 2004.

EDWIN A. GROVES

TRACEY A. GROVES

CURTIS M. GROVES

FAITH GROVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWIN A. GROVES and wife, TRACEY A. GROVES and CURTIS M. GROVES and wife, FAITH GROVES, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.