Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 200
NASHVILLE, TN 37215

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/05/04 12:13 2pgs
Fees:13.00 Taxes:588.30
20040505-0051340

ADDRESS NEW OWNER:
Heidi J. Groff
4105 Rockdale Ave.
Nashville, Tennessee 37204

SEND TAX BILL TO:

MORTGAGEE:
First Horizon Home Loan Corp
P.O. Box 146
Memphis, TN 38101

MAP 132-1
GROUP
PARCEL 4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thais Kathryn Carr, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Heidi J. Groff, an unmarried person**, hereinafter called the "GRANTEE", her 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. 15 of Block 13 on the Plan of College Park, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 15 fronts 50 feet on the westerly side of Rockdale Avenue and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to Rosa Kathryn Carr* and Thais Kathryn Carr, jointly with right of survivorship by Quitclaim Deed to create a joint estate with right of survivorship, from L.E. Castleman, Trustee, of record in Book 5078, page 686, Register's Office for Davidson County, Tennessee. Having been the same property conveyed to Rosa Kathryn Carr by deed of record in Book 3764, page 629, said Register's Office.

*Rosa Kathryn Carr has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is TKC improved property known as 4105 Rockdale Ave., Nashville, Tennessee 37204.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the 28th day of April, 2004.

Thais Kathryn Carr

Thais Kathryn Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thais Kathryn Carr, unmarried,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2004.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF)

The actual value or consideration, whichever is greater, for this transfer is $159,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

JULY 21, 2007