Please record and return to:
Forsythe Title & Escrow
113 Shivel Drive
Hendersonville, TN
37075

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 06/03/04 10:32 2 pgs
Fees:13.00 Taxes:431.05
20040603-0065155

ADDRESS NEW OWNER:
Tyson S. Pardee
Tracy C. Pardee
5125 Greer Station Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MAP **75-12**
GROUP **A**
PARCEL **91**

MORTGAGEE:
Franklin American Mtg. Co.
501 Corporate Centre Dr, Suite 400
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael T. Groves and wife, Amy P. Groves** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Tyson S. Pardee and wife, Tracy C. Pardee**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Greer Meadows at Cedar Creek, Section 2, as shown on plat of record in Plat Book 9700, Page 601, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Amy P. Groves and husband, Michael T. Groves in Instrument No. 20030121-0008141, recorded 01/21/2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5125 Greer Station Drive, Hermitage, Tennessee 37076.

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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they 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 "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 24 day of May, 2004.

Michael T. Groves

Amy P. Groves

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Michael T. Groves, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7-24-2004

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Amy P. Groves, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3-22-2005

The actual value or consideration, whichever is greater, for this transfer is $ 116,500.00

AFFIANT

Subscribed and sworn to before me this the 28th day of May, 2004.

NOTARY PUBLIC

CAREY BLACK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires: _____