This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040213

Davidson County DEEDWARR
Recvd: 06/24/04 10:24 2pgs
Fees:13.00 Taxes:283.05
20040624-0074993

Send Tax Bills To:
New Owner

New Owner is:
5163 Drakes Branch Road
Nashville,TN 37218

MAP: 48-60-00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jessica R. May and husband, Douglas M. May**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Carl Wayne Groves and wife, Wanda K. Groves**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 9 & 10 on the Plan of the Lands of W.J. Drake, deceased, as of record in Minute Book "J", Page 396 and 397, County Clerk's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, March 5, 1960, as follows:

BEGINNING at a iron pin in the center line of a private drive 400 feet more or less, westerly from Drake's Creek Road, said iron pin also being located at the southwesterly corner of the property conveyed to Kenneth M. Jones, Jr. and wife, Lovella Howell Jones, by deed from J.R. Fuston and wife, Minnie E. Fuston, of record in Book 2997, Page 587, Register's Office for said county; thence westerly along the center line of said private drive 258 feet, more or less to an iron pin; thence North 20 deg. 20' East along a fence line 335 feet, more or less, and continuing North 20 deg. 20' East 465 feet, more or less, in all 800 feet, more or less to an iron pin; thence South 77 deg. 00' East 275 feet to an iron pin; thence South 22 deg. 45' West 900 feet, more or less, to the beginning, containing 5.1 acres.

Being the same property conveyed to Jessica R. May and husband, Douglas m. May from Donald T. Freeman and Teresa Dawn Freeman, by Warranty Deed dated 05/15/02, Inst No. 20020521-0061741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of June, 2004.

GRANTOR:

Jessica R May

Jessica R. May

Douglas M. May

ACKNOWLEDGEMENT

STATE OF TENNESSEE (Larimer)
COUNTY OF ~~Williamson~~)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jessica R. May and husband, Douglas M. May,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of June, 2004.

Notary Public

NOTARY PUBLIC LUKE J. ANDERSON STATE OF COLORADO

My Commission Expires: 2-26-08

STATE OF Colorado)
COUNTY OF Larimer)

The actual consideration or value, whichever is greater, for this transfer is $76,500.00.

Affiant

SWORN TO and subscribed before me this 10th day of June, 2004.

NOTARY PUBLIC

NOTARY PUBLIC LUKE J. ANDERSON STATE OF COLORADO