WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Vivian M. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian M. Willis	same	MAP 71-15 PAR 336
(NAME) 3269 VAILVIEW DRIVE		
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES T. GROVES AND WIFE, WILLIE S. GROVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIVIAN M. WILLIS**, HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 75 on the Plan of Benedict Land Company's First Subdivision of the Lindsley Tract of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 50 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being a portion of the same property conveyed to James T. Groves and wife, Willie S. Groves by deed of record in Book 9332, page 576, and originally in Book 7247, page 708, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record as to Lot No. 75

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 1221 N. 2nd Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of July, 2004.

Davidson County DEEDWARR
Recvd: 07/29/04 08:55 2pgs
Fees:13.00 Taxes:22.20
20040729-0090722

James T. Groves
James T. Groves

Willie S. Groves
Willie S. Groves

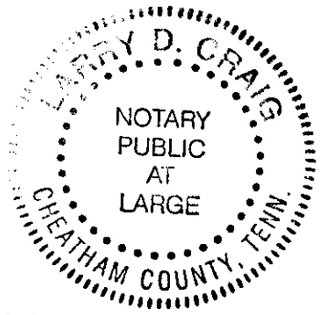
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, James T. Groves, and wife, Willie S. Groves the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 7/26/2004.

Commission expires:



My Commission Expires FEB. 10, 2008

Notary Public