WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,890.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF AUGUST.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-27-04

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Matthew R. and Natalee E. Grove	U.S. Bank Home Mortgage	MAP: 87-5A
4021 Farmingham Woods Drive	P.O. Box 20005	Parcel: 10.00CO
Hermitage, Tennessee 37076	Owensboro, KY 42304	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANDY D. WATKINS AND WIFE, JILLIAN V. WATKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MATTHEW R. GROVE AND WIFE, NATALEE E. GROVE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4021 Farmingham Woods 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 27th day of August, 2004.

Sandy D. Watkins

Jillian V. Watkins by Sandy D. Watkins, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/09/04 13:29 2pgs
Fees:13.00 Taxes:469.49
20040909-0109182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Sandy D. Watkins, the bargainor(s), 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 27th day of August, 2004.

Notary Public

My Commission Expires: 11-27-04

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 27th day of August, 2004, before me personally appeared Sandy D. Watkins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jillian V. Watkins and acknowledged that he executed the same as the free act and deed of said Jillian V. Watkins.

Witness my hand and official seal at Nashville, Tennessee.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public: Deborah Devine My Commission Expires: 11-27-04

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Farningham Woods, Phase 1, of record in Plat Book 7900, Page 228, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sandy D. Watkins and wife, Jillian V. Watkins by Warranty Deed from Phillips Builders, Inc. of record in Book 8820, Page 867, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jillian V. Watkins pursuant to a power of attorney executed by the same, and being filed for in Instrument # 20040909-0109181, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Return to:
Advantage Title & Escrow
109 Kenner Ave.
Nashville, TN 37205
615-292-2000
#1325