8965 Box B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

X Jason B. Grove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Travis Thompson	new owner	Map 075
~~687 Frankfort Dr.~~ 1028 Georgetown Pl.		Group 08-0
~~Hermitage, TN 37076~~ Brentwood	TN. 37027	Parcel 169.00

FOR AND IN 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

Jason B. Grove and wife, Kathy L. Grove

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Travis Thompson

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 521 on the Plan of Tulip Grove Subdivision, Section 9, as of record in Plat Book 4675, page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason B. Grove by deed from Secretary of Housing and Urban Development of record in Instrument 200305080061702, said Register's Office.

This conveyance is subject to: (1) 2004 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plat of record in Plat Book 4675, page 135, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4841, page 924, said Register's Office.

Kathy L. Grove joins in this conveyance to convey any and all marital rights she may have in and to said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 687 Frankfort Dr., Hermitage, TN 37076

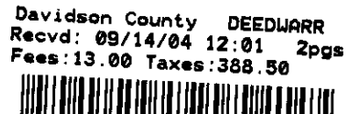
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 August, 2004.

Jason B. Grove
Jason B. Grove

Kathy L. Grove
Kathy L. Grove

Davidson County DEEDWARR
Recvd: 09/14/04 12:01 2pgs
Fees:13.00 Taxes:388.50



20040914-0110775

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason B. Grove and Kathy L. Grove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

