Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd. Suite 107
Franklin, TN 37067

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

07-0409-81574

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2004.

Notary Public
My commission expires: 7/15/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Curtis M. Groves 810 45th Avenue North Nashville TN 37209	Same as new Owner	019-12-0-22.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael H. Cothran, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Curtis M. Groves**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lots No. 117 & 119,of Block 64,on the Plan of No. One, West Nashville, of record in Plat Book 57, Page 74 & 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael H. Cothran by deed from Fred J. Hoffman and wife Peggy E. Hoffman and Melinda L. Hoffman, unmarried , of record in Book 11329, Page 801, 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 property is improved property known as 810 45th Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/05/04 15:54 2pgs
Fees:13.00 Taxes:255.30
20041005-0120094

WITNESS my hand this 1st day of October, 2004.

Michael H. Cothran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael H. Cothran, unmarried, with whom I am personally acquainted, and who acknowledged ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 1st day of October, 2004.

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

Notary Public
State of Tennessee at Large
My Commission expires 5/24/2008