# WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CURTIS M. GROVES | CURTIS M. GROVES | 091-01-0/014-00 |
| (NAME) | (NAME) | |
| 6317 FRISCO AVENUE | SAME | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37209 | | |
| (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, **JANIE D. MASON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS M. GROVES and FAITH J. GROVES, husband and wife**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY FIFTY FEET OF LOT NO. 12 ON THE WEST END ANNEX, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF 24TH STREET, NORTHWEST CORNER OF LOT NO. 11 IN SAID PLAN, RUNNING THENCE EASTWARDLY WITH THE NORTHERLY LINE OF SAID LOT NO. 11, 200 FEET TO THE CENTER OF THE ALLEY; THENCE NORTHWARDLY WITH THE CORNER OF SAID ALLEY 50 FEET TO A POINT; THENCE WESTWARDLY AND PARALLEL WITH THE FIRST LINE 200 FEET TO THE CENTER OF SAID 24TH STREET; THENCE SOUTHWARDLY WITH THE CENTER OF SAID 24TH STREET 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JANIE D. MASON BY QUITCLAIM DEED FROM JANIE RAYMER OF RECORD IN INSTRUMENT NO. 20010214-0014303 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as **6317 FRISCO AVENUE, NASHVILLE, TN 37209**

(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 my hand this 4th day of October, 2004.

Davidson County DEEDWARR
Recvd: 10/05/04 15:57 2pgs
Fees:13.00 Taxes:74.00

20041005-0120097

JANIE D. MASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **JANIE D. MASON**, husband and wife, with whom I am personally acquainted, and whom, upon oath, acknowledged HERSELF to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public




My Commission Expires JULY 19, 2008