WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/04 08:37 2pgs
Fees:13.00 Taxes:325.60
20041011-0122277

jtc file no. 17465-4

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$88,000.00**.

Patricia C. Grooms
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2004.

Notary Public

My commission expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia C. Grooms	NEW OWNER	**Map 120-13, Parcel 054.00**
954 Currey Road		
Nashville, TN 37217		

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,

Martha Green Hartman and William Marvin Green, Jr.

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

Patricia C. Grooms

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 westerly 70 feet of the easterly 308 feet front and 341.5 feet rear of Lot No. 8 on the Plan of Ben F. Turbeville Estate, of record in Book 547, page 143, Register's Office for Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated November 29, 1955, as follows:

Beginning at a point in the northerly margin of Currey Road, said point being 238 feet westerly from the common front corner of Lots No. 8 and 13 on said Plan; thence in a northerly direction 216 feet, more or less, to a point in the line between Lots No. 7 and 8 on said Plan; said point being 271.5 feet westerly from the rear corner of Lots No. 8 and 13 on said plan; thence westerly with the line between said Lots 7 and 8, 70 feet to a point in the center of an old gate; thence in a southerly direction 216 feet, more or less, to a point in the northerly margin of Currey Road, said point being 308 feet westerly from the common front corner of said Lots No. 8 and 13; thence easterly with the northerly margin of Currey Road, 70 feet to the point of beginning.

Being the same property conveyed to William Marvin Green by Deed from Fred C. Mitchell and wife, Frances P. Mitchell, of record in Book 4557, Page 650, Register's Office for Davidson County, Tennessee. The said William Marvin Green having since died. The said property was devised to Martha Green Hartman and William Marvin Green, Jr. by the Last Will and Testament of William Marvin Green, Sr. of record in Will Book No. 4924, page 908786 and Probate Court No. 02P-1762, Probate Court Clerk's Office for Davidson County, Tennessee. The property was further conveyed to Martha Green Hartman and William Marvin Green, Jr. by Quitclaim Deed from The Estate of William Marvin Green, Sr., Martha Green Hartman and William Marvin Green, Jr., Co-Executors, of record in Instrument No. 20040728-0089996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

This is Improved (____) Unimproved (____) property, known as: **954 Currey Road, Nashville, TN 37217**

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 convenant 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/our hand(s) this **7th** day of **October, 2004.**

Martha Green Hartman

Martha Green Hartman

William Marvin Green Jr

William Marvin Green, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Green Hartman and William Marvin Green, Jr.,** the bargainors, 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 **7th** day of **October, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07