PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Donald R. Groves and wife Nancy Groves P.O. Box 98 PleasantView, Tn., 37146	same	090-11-0-a/010.00 co

Davidson County DEEDWARR
Recvd: 10/22/04 12:47 2pgs
Fees:13.00 Taxes:185.00

20041022-0127336

WARRANTY DEED

For and in consideration of the sum of **FIFTYTHOUSAND DOLLARS ($50,000.00)** cash in hand paid, the receipt of which is hereby acknowledged the love and affection we have for out son and daughter in law, We, Alvin Simpson and wife Elizabeth Simpson, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **Donald R. Groves and wife Nancy Groves,,** GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. A-10, as set forth in the master deed of Rock Harbor Condominium, of record in Book 6153, page 421, et. Seq. And re-recorded in Book 6162, page 254; amended in Book 6896, page 661 and Book 7369, page 206, in th Register's Office fo Davidson County, Tennessee, to which reference is hereby made for a more particular description.

The subject property is improved property commonly known as 515 Basswood Drive #-10, Nashville, Tennessee.

Being the same property conveyed to grantors herein by deed of record in Book 11092, page 405, Register's Office for Davidson County, Tennessee..

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title

to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 19 day of October, 2004.

Alvin Simpson
ALVIN SIMPSON

Elizabeth Simpson
ELIZABETH SIMPSON

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and

State, the within named **ALVIN SIMPSON AND WIFE ELIZABETH SIMPSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 19 day of OCTOBER, 2004.

NOTARY PUBLIC

My Commission Expires: 12/3/05

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 19 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 12/3/05