WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$159,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(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	DANIEL OAKLEY	**91-12-111**
(NAME)	(NAME)	
4401 GEORGIA AVENUE	707 42nd AVE N.	**91-12-112**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	**91-12-77**
(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, **JIMMIE BYFORD and JENETTE BYFORD, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS M. GROVES and DANIEL OAKLEY, as joint tenants with right of survivorship**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4401 GEORGIA AVENUE, NASHVILLE, TN 37209
4403 GEORGIA AVENUE, NASHVILLE, TN 37209
706 47TH AVENUE NORTH, 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 our hands this 6th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/10/05 16:09 2 pgs
Fees:13.00 Taxes:588.30
20050110-0003805

JIMMIE BYFORD

JENETTE BYFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **JIMMIE BYFORD and JENETTE BYFORD, husband and wife**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves 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 6th day of January, 2005.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

TRACT 1: 4401 GEORGIA AVENUE, NASHVILLE, TN 37209
BEING LOT NOS. 302 & 304 OF BLOCK 39, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NOS. 302 & 304 ADJOIN AND FRONT TOGETHER 55.5 FEET ON THE SOUTH SIDE OF GEORGIA AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF 44TH AVENUE NORTH, 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE BYFORD and JENETTE BYFORD, husband and wife BY DEED FROM RUFUS ALLEN DORRAH, WALTER ROGERS DORRAH, MARGERET ALLEN DORRAH TIDWELL AND JOHN DORRAH DATED OCTOBER 24TH, 1982 OF RECORD IN BOOK 3459, PAGE 105 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2: 4403 GEORGIA AVENUE, NASHVILLE, TN 37209
BEING LOT NOS. 306, 308, AND 310 OF BLOCK 39, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR SAID COUNTY, (SAID LOTS BEING SHOWN ON SAID PLAN AS NOS. 307, 309, AND 310 OF BLOCK 39)

SAID LOTS ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTHERLY SIDE OF GEORGIA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE D. BYFORD and JENETTE BYFORD, husband and wife BY DEED FROM JAMES E. MERIDETH AND WIFE ELSIE B. MERIDETH OF RECORD IN BOOK 4322, PAGE 28 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3: 706 47TH AVENUE NORTH, NASHVILLE, TN 37209
BEING LOT NOS. 37 & 39 OF BLOCK NO. 100 IN PLAN NO.1 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NOS. 37 & 39 FRONT 25 FEET EACH ON THE EASTERLY SIDE OF 47TH AVENUE NORTH, FORMERLY SIXTH STREET AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE D. BYFORD and JENETTE BYFORD, husband and wife BY DEED FROM CHARLES TAYLOR AND WIFE RUTH BALAH TAYLOR OF RECORD IN BOOK 5441, PAGE 614 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NOTE: JIMMY BYFORD AND JIMMY D. BYFORD ARE ONE AND THE SAME PERSON.

J.D.B.

D.D.

CMG