File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/01/05 11:15 3 pgs
Fees:18.00 Taxes:534.65
20050701-0076022

W & I Ref: Title No: 46426

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cleo M. Groves II Rebekah L. Groves 438 Annex Avenue Nashville, Tennessee 37209	same

TAX MAP-PARCEL NUMBERS: 090-15-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nita D. Collins , unmarried Ervel E. Collins and spouse Linda Collins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cleo M. Groves II and spouse, Rebekah L. Groves** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1072 on the Plan of Charlotte Park, Section 15 of record in Book 3300, Page 75, Register's Office for said County.

SAID Lot No. 1072, which is a corner lot, fronts 119.71 feet on the broken northeasterly margin of Galaxie Drive and fronts 100.0 feet on the southeasterly margin of Annex Avenue, said frontages being joined by a curve having a length of 39.3 feet, and extends back 128.0 feet on the northeasterly line and 119.25 feet on the southeasterly line to a point of intersection. Included in the above description but excluded therefrom is the following conveyance to the Metropolitan Government of Nashville and Davidson County of record in Doc. No. 20040109-0003621described as follows:

BEGINNING at a point in the southerly margin of Annex Avenue, said point being the northwesterly corner of the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, said point being the northeasterly corner of the tract herein described;

Thence, a common line with the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, south 31 degrees, 39 minutes, 00 seconds East, 10.00 feet;

Thence, crossing the Ervel E., Linda and Nita D. Collins property, as of record in Deed Book 9732, Page 396, Register's Office for Davidson County, Tennessee South 58 degrees, 17 minutes, 57 seconds West, 22.00 feet;

Thence, North 31 degrees, 39 minutes, 00 seconds West, 10.00 feet;

Thence, with the southerly margin of Annex Avenue, North 58 degrees, 17 minutes, 57 seconds East, 22.00 feet to the point of beginning.

Containing 220 square feet or 0.005 acres, more or less.

BEING the same property conveyed to Ervel E. Collins and wife, Linda Collins and Nita D. Collins, as tenants in common, with a right of survivorship by deed from Cheryl T. Lewis (formerly known as Cheryl T. Freeman) and husband, William Darrell Lewis of record in Book 9732, Page 396, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300 Page 75, said Register's Office, which Plan shows a 30 foot minimum building setback line from Galaxie Drive and Annex Avenue and easement(s) for public utility purposes along the northeasterly corner of said lot. Rights, conditions, obligations and restrictions in regard to the use of a sewerage system stated in an agreement between Consolidated Development Co., Inc., and the City of Nashville of record in Book 2593, page 566, said Register's Office.

This instrument is executed on behalf of **Ervel E. Collins and Linda Collins** by Nita D. Collins as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 438 Annex Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2005 .

Nita D. Collins
Nita D. Collins

Ervel E. Collins by Nita D. Collins, Atty-In-Fact
Ervel E. Collins, by Nita D. Collins, Atty-In-Fact

Linda Collins by Nita D. Collins, Atty-In-fact
Linda Collins, by Nita D. Collins, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2005 , before me the undersigned authority, personally appeared **Nita Collins** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $144,500.00

Affiant

Sworn and subscribed before me this 30th day of June, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007

WIdoc: Deed Wty—12/92

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 , **Nita D. Collins** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ervel Collins and Linda Collins, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Nita D. Collins , unmarried Ervel E. Collins,and spouse Linda Collins

TO: Cleo M. Groves II and spouse, Rebekah L. Groves

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Nita D. Collins

Nita D. Collins, Affiant

Sworn to and subscribed before me this

30th day of June, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007