Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1349

Davidson County DEEDWARR
Recvd: 07/26/05 11:55 2 pgs
Fees:13.00 Taxes:218.30
20050726-0086823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Donald R. Groves and wife, Nancy Groves, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Daniel A. Wiseman, unmarried, and Robert O. Wiseman, joint tenants with right of suvivorship, 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 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 Book7369, page 206, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Donald R. Groves and wife, Nancy Groves by Warranty Deed dated 10/19/2004 of record in Instrument No. 20041022-0127336 Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Alvin Simpson and wife, Elizabeth Simpson by Deed of Trust dated 10/15/1999 of record in Book 11715 Page 165, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 515 Basswood Dr. A-10, Nashville TN 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 22nd day of July, 2005

Donald R. Groves

Nancy Groves

State of Tennessee)
County of Davidson)

On this 22nd day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Donald R. Groves and Nancy Groves, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 59,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of July, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Daniel A. Wiseman	Merrill Lynch Credit	090-11-0A 010.CO
515 Basswood Dr. A-10	4802 Deer Lake Drive East	
Nashville, TN 37209	Jacksonville, Florida 32246-6484	