6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $130,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 290, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CURTIS M. GROVES	**SAME**	**103-10-107**
(NAME)	(NAME)	
736 RODNEY DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/01/05 11:50 2 pgs
Fees:13.00 Taxes:481.00

20050801-0089574

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, **RALPH FITZGERALD and ERNESTINE FITZGERALD, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS M. GROVES and FAITH J. GROVES, husband and wife,** 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:

Being Lot no. 14 on the plat of Brookside Court, Addition No. 4, Section 3, as of record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 80 feet on the easterly side of Neartop Drive and runs back 173.51 feet on the northerly line and 191.4 feet on the southerly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Ralph Marion Fitzgerald and Ernestine Fitzgerald by deed from Earl M. Crawford and wife Doris F. Crawford of record in Book 3673, Page 257, Register's Office for Davidson County,. Tennessee.

unimproved ☐

This is improved ☒ property, known as **820 NEARTOP DRIVE, NASHVILLE, TN 37205**

(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 **my hand** this **28th day of July, 2005.**

Ralph Fitzgerald by Nancy Comeaux by POA
Ralph Fitzgerald
By: Nancy Comeaux, Attorney-In-Fact

Ernestine Fitzgerald by Nancy Comeaux POA
Ernestine Fitzgerald
By: Nancy Comeaux, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **NANCY COMEAUX** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney –In- Fact for **RALPH FITZGERALD** and **ERNESTINE FITZGERALD**, husband and wife, and to be the person who executed the foregoing instrument as Attorney –In-Fact for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of July, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

