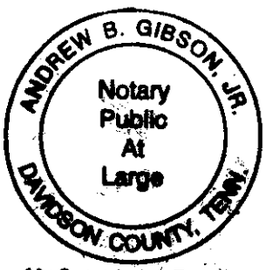
40-A

WARRANTY DEED



My Commission Expires July 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE AUGUST 17, 2005

Notary Public

MY COMMISSION EXPIRES: 7/21/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L Groenwald and Keith A. Groenwald	NEW OWNERS	MAP 60-4 PAR 29
(NAME)	(NAME)	
215 Maplewood Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Jacob I. Wills and wife Sarah O. Wills,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan L. Groenwald and spouse Keith A. Groenwald,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Subdivision of the Lands of William Phillips, as of record in Plat Book 57, page 21, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Maplewood Lane, said point being South 83 deg. 25' East 190 feet from the southeast corner of the property conveyed to L. B. Jones and wife, by deed from Bessie Mai Denson of record in Book 2860, page 633, said Register's Office; thence North 6 deg. 25' East 239 feet; thence, south 83 deg. 35' East 150 feet; thence South 6 deg. 25' West 239 feet to the center of Maplewood Lane; thence with the center of the same, North 83 deg. 35' West 150 feet to the beginning.

Being the same property conveyed to Jacob I. Wills and wife, Sarah O. Wills by deed dated 9-21-89 from Mamie K. McGlothlin, a widow, of record in Book 7945, page 933, 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 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.

Davidson County DEEDWARR
Recvd: 08/17/05 15:06 2 pgs
Fees:13.00 Taxes:425.50
20050817-0097848

Witness my/our hand(s) this day 08/17/05.

Jacob I. Wills, Seller

Sarah O. Wills, Seller

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 Jacob I. Wills and wife Sarah O. Wills, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 08/17/05.**

My Commission Expires: _____

Notary Public

My Commission Exp. Jan. 26, 2008

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203