Davidson County DEEDWARR
Recvd: 09/30/05 13:17 7 pgs
Fees:38.00 Taxes:4532.50
20050930-0117795

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Curtis M. Groves	Curtis M. Groves	See attached Exhibit "B" for Map/Parcel Numbers
820 Neartop Drive	820 Neartop Drive	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Twenty Five Thousand Dollars and Zero Cents ($1,225,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Isaac P. Connor and wife, Cleddie J. Connor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Curtis M. Groves, married, hereinafter called the Grantee, his/her 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" FOR LEGAL DESCRIPTION

Isaac P. Connor, the Grantor herein, being one and the same person as I.P. Connor, I.P. Connor, Jr., Isaac P. Connor, Jr. and Isaac P. Conner.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all easements and encroachments apparent from an inspection of the properties and (3) all matters shown on the plans of record.

This is:

unimproved ☐

improved ☒ property known as See attached Exhibit "B"

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 29th day of September, 2005.

Isaac P. Connor

Cleddie J. Connor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Isaac P. Connor and Cleddie J. Connor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

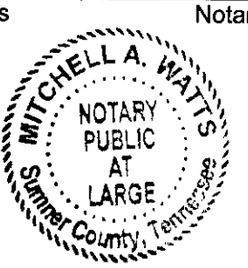


EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1 200A 54th Avenue, North Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being part of Lot 10 of The Realty Savings Bank & Trust Company's Revised Plan of The West Extension of The Charlotte Park Company's First Addition of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of 54th Avenue North, said point being 1275 feet, more or less, from the southeast corner of the intersection of 54th Avenue North and Nevada Avenue; thence, northeasterly 138.9 feet to a point; thence, southeasterly 60.0 feet to a point; thence, southwesterly 159.50 feet to a point in the easterly margin of 54th Avenue North; thence, along said 54th Avenue North, northwesterly 52.0 feet to the point of beginning.

Being the same property conveyed to Isaac P. Conner by deed dated 9-20-91 from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8450, Page 15, as re-recorded in Book 8513, Page 761, Register's Office for Davidson County, Tennessee.

Tract 2 204A 54th Avenue, North Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 10 of The Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition of record in Plat Book 5190, Page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor by deed dated 5-15-92 from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8632, Page 798, Register's Office for Davidson County, Tennessee.

Tract 3 5654 Obrien Avenue Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor, Jr. and wife, Cleddie J. Connor by deed dated 4-4-90 from Robert R. Mallory and Robert B. Campbell, d.b.a. Drakes Branch Associates, of record in Book 8083, Page 314, Register's Office for Davidson County, Tennessee.

INCLUDED in the above legal description, but specifically EXCLUDED herefrom, is that portion of the property conveyed to the State of Tennessee by deed dated 9-6-01 from Issac P. Connor, Jr. and wife, Cleddie Connor of record in Instrument Number 20010911-0098588 described as follows:

Beginning at a point on the southern proposed right-of-way of I-40, said point located on the southeast corner of the property, the common corner with property owned by Virginia Lance Salcone of record in Book 3614, Page 122, Register's Office for Davidson County,

Tennessee, and being 17.969 meters (58.95 feet) right of Ramp B survey centerline station 520+140.473; thence North 4 degrees 59 minutes 12 seconds west along the common line, and being 5.142 meters (16.871 feet) to a point located on the northwestern corner of the property, the common corner with property owned by Virginia Lane Salcone, said point located also on the southern existing right-of-way of a 3.353 meters (11.000) feet), more or less wide alley, and being 12.800 meters (41.995 feet) more or less right of Ramp B survey centerline station 520+141.000, more or less; thence North 79 degrees 34 minutes 33 seconds east along the existing alley right-of-way, and being 15.309 meters (50.226 feet) to a point located on the northeastern corner of the property, the common corner with property owned by Roy E. McPherson, of record in Book 9244, Page 834, and being 12.500 meters (41.010 feet), more or less, right of Ramp B survey centerline station 520+156.300, more or less; thence South 04 degrees 59 minutes 12 seconds east along the common line, and being 5.568 meters (18.269 feet) to a point on the common line, said point located also on the southern proposed right-of-way of I-40, and being 18.307 meters (60.06 feet) right of Ramp B survey centerline station 520+155.744; thence South 79 degrees 13 minutes 53 seconds west along the proposed right-of-way of I-40, and being 3.350 meters (10.991 feet) to a point 18.346 meters (60.19 feet) right of Ramp B survey centerline station 520+152.394; thence South 81 degrees 42 minutes 39 seconds west along the proposed right-of-way of I-40 and being 11.927 meters (39.130 feet) to the point of beginning, containing 82.500 square meters (888 square feet), more or less.

Tract 4 401 Achievement Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Charlotte Park, Section 8, of record in Plat Book 2900, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor and Cleddie J. Connor, husband and wife, by deed dated 7-28-04 from Peggy D. Mathes, Administrator of the Estate of Barney L. Hutchison, of record as Instrument Number 20040802-0092389, Register's Office for Davidson County, Tennessee.

Tract 5 575 Annex Court Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Charlotte Park Annex, of record in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to I. P. Connor and wife, Cleddie J. Connor, by deed dated 3-31-95 from Lawrence M. Deal, married of record in Book 9641, Page 505, Register's Office for Davidson County, Tennessee.

Tract 6 6404 Robertson Avenue Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 1 and 2 West Nashville Annex of record in Plat Book 5190, Page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor by deed dated 5-15-92 from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8632, Page 795, Register's Office for Davidson County, Tennessee.

Tract 7 531 Croley Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 14 Block "B" on the Map of Croleywood Subdivision, Section Two of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor, Jr. and wife, Cleddie J. Connor by deed dated 1-16-75 from Henry L. Dillingham, Jr. and wife, Juanita Dillingham and Donald W. Baker and wife, Pamela Baker, as tenants in common, of record in Book 4882, Page 596, Register's Office for Davidson County, Tennessee.

Tract 8 728 Croley Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 2 of the Plan of the Resubdivision of Lot No. 38, B. F. Cockrill Estate of record in Plat Book 4470, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to I. P. Connor, Jr. and wife, Cleddie J. Connor, by deed dated 4-5-78 from Sessions Sealing and Maintenance Co., a Tennessee Corporation of record in Book 5269, Page 719, Register's Office for Davidson County, Tennessee.

Tract 9 732 Croley Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor and wife, Cleddie J. Connor, by deed dated 4-17-03 from Deutsche Bank Trust Company Americas, f.k.a. Bankers Trust Company, as Trustee, of record as Instrument Number 20030505-0059400, Register's Office for Davidson County, Tennessee.

Tract 10 746 Croley Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Subdivision of Lot No. 28 and Part of Lot No. 30 of B. F. Cockrill Estate of record in Plat Book 332, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor and wife, Cleddie J. Connor, by deed dated 12-22-88 from Walter H. Roberts and wife, Patricia G. Roberts, of record in Book 7734, Page 622, Register's Office for Davidson County, Tennessee.

Tract 11 609 Waco Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mosswood Subdivision Section Two of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Isaac P. Connor and wife, Cleddie J. Connor, by deed dated 7-1-94 from Daniel Lewis Kelton, the sole heir-at-law of Sara E. Hudgins, deceased, of record in Book 9399, Page 919, Register's Office for Davidson County, Tennessee.

Tract 12 620 Waco Drive Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being the northerly 46.6 feet rear and the northerly 49.1 feet front of Lot No. 31 on the Plan of Mosswood Subdivision Section Two of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 49.1 feet on the easterly side of Waco Drive and runs back 161.4 feet on the northerly line and 156.8 feet on the southerly line, to a rear line measuring 46.6 feet thereon.

Being the same property conveyed to Isaac P. Connor, Jr. and wife, Cleddie J. Connor, by deed dated 1-27-77 from Ollie Malone and wife, Margaret K. Malone of record in Book 5109, Page 596, Register's Office for Davidson County, Tennessee.

Tract 13 522 Stevenson Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being the northerly 50 feet on the southerly 200 feet of Lot Nos. 174, 175, and 176 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 174, 175 and 176 front together 50 feet on the easterly side of Stevenson Avenue and run back between parallel lines which measure 151.7 feet to the rear line which measures 50.0 feet.

Being the same property conveyed to Isaac P. Connor and wife, Cleddie J. Connor, by deed dated 2-27-81 from Don M. Brown and wife, Mary K. Brown of record in Book 5717, Page 956, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

LIST OF MAP and PARCEL NUMBERS

Tract 1:	200A 54th Avenue, North Map 103-03-0	Nashville, Tennessee Parcel 039.00	37209
Tract 2:	204A 54th Avenue, North Map 103-03-0	Nashville, Tennessee Parcel 038.00	37209
Tract 3:	5654 Obrien Avenue Map 091-14-0	Nashville, Tennessee Parcel 039.00	37209
Tract 4:	401 Achievement Drive Map 102-04-0	Nashville, Tennessee Parcel 42.00	37209
Tract 5:	575 Annex Court Map 090-12-0	Nashville, Tennessee Parcel 337.00	37209
Tract 6:	6404 Robertson Avenue Map 090-08-0	Nashville, Tennessee Parcel 087.00	37209
Tract 7:	531 Croley Drive Map 091-13-0	Nashville, Tennessee Parcel 155.00	37209
Tract 8:	728 Croley Drive Map 090-08-0	Nashville, Tennessee Parcel 203.00	37209
Tract 9:	732 Croley Drive Map 090-08-0	Nashville, Tennessee Parcel 144.00	37209
Tract 10:	746 Croley Drive Map 090-08-0	Nashville, Tennessee Parcel 138.00	37209
Tract 11:	609 Waco Drive Map 091-05-0	Nashville, Tennessee Parcel 082.00	37209
Tract 12:	620 Waco Drive Map 091-05-0	Nashville, Tennessee Parcel 089.00	37209
Tract 13:	522 Stevenson Map 091-13-0	Nashville, Tennessee Parcel 116.00	37209