Bk 34

ADAM LAFEVOR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-AMS-05-1003 My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Scott Orr	Same	
1003 Lenore Street	(NAME)	93-4-93.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWENDOLYN LITTLETON GROVES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN SCOTT ORR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT "B" ON THE MAP OF WILLIAMS SUBDIVISION, OF RECORD IN BOOK 2854, PAGE 57, REGISTER'S OFFICE FOR SAID COUNTY, BEING A RESUBDIVISION OF LOTS 61, 62 AND 63 OF N. H. HOBSON SUBDIVISION OF LOT 3 ON THE CALDWELL PLAN OF RECORD IN BOOK 421, PAGE 78, SAID REGISTER'S OFFICE.

SAID LOT "B" FRONTS 47.2 FEET ON THE NORTH MARGIN OF LENORE STREET AND EXTENDS 150 FEET BETWEEN PARALLEL LINES TO A DEAD LINE, MEASURING 47.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GWENDOLYN LITTLETON, UNMARRIED BY WARRANTY DEED FROM PHILLIP W. SOLOMON, RECORDED ON THE 19TH DAY OF MAY, 1982 IN DEED BOOK 5887, PAGE 810, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GWENDOLYN LITTLETON IS NOW MARRIED AND KNOWN AS GWENDOLYN LITTLETON GROVES. Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1003 Lenore Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 19th day of October, 2005.

Gwendolyn Littleton Groves

Davidson County DEEDWARR
Recvd: 10/24/05 10:00 2 pgs
Fees:13.00 Taxes:418.10

20051024-0127776

STATE OF Tennessee
COUNTY OF Davidson

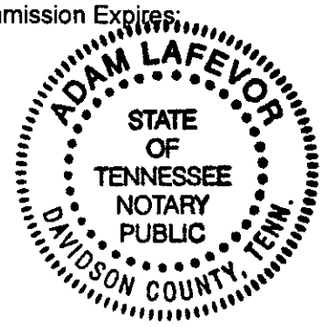
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn Littleton Groves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903