Davidson County DEEDWARR
Recvd: 10/28/05 12:32 2 pgs
Fees:13.00 Taxes:610.50

20051028-0130435

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Christine A Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2005.

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

(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
Christine A. Wilson	Capital Bank & Trust Company	103-03-0
302 42nd Avenue, North	1808 West End Avenue Suite 600	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37203	PARCEL 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Sixty Five Thousand Dollars and Zero Cents ($165,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Curtis M. Groves, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Christine A. Wilson, a single person, 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.

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 part of the same property conveyed to Curtis M. Groves, married, by deed dated September 29, 2005, from Isaac P. Connor and wife, Cleddie J. Connor, of record as Instrument No. 20050930-0117795 in the Register's Office for Davidson County, Tennessee.

Faith Groves, spouse of Curtis M. Groves, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 200 54th Avenue, North, Nashville, Tennessee 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, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of October, 2005.

Curtis M. Groves

Faith Groves

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 Curtis M. Groves and Faith Groves, 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 24th day of October, 2005.

Notary Public

My commission expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE