STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Subscribed and sworn to before me, this November 15, 2005.

My Commission Expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Affiant

Charlotte A. Bethel
Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 10:07 2 pgs
Fees:13.00 Taxes:240.50
20051122-0140917

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS., INC.
TWO BRENTWOOD COMMONS, STE 150
750 OLD HICKORY BLVD.
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: PATRICK JULIAN ROBERT L. JULIAN		NAME: PATRICK JULIAN ROBERT L. JULIAN	
STREET ADDRESS: 5700 TENNESSEE AVE.		STREET ADDRESS: ~~5700 TENNESSEE AVE.~~ 808 Cammack Ct.	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: NASHVILLE	STATE: TENNESSEE
ZIP CODE: 37209		ZIP CODE: ~~37209~~ 37205	
MAP & PARCEL NO.: 91-06-0-255.00			

FOR AND IN 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, **CURTIS M. GROVES AND WIFE, FAITH GROVES**

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **PATRICK JULIAN, UNMARRIED AND ROBERT L. JULIAN AND WIFE, DEBRA JULIAN**

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NOS. 1601 AND 1603, BLOCK 14, PLAN NO. 2 WEST NASHVILLE, AS SHOWN BY PLAT OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURTIS M. GROVES BY WARRANTY DEED FROM BRETT CHRISP, MARRIED, DATED 08/27/03, RECORDED 09/10/03, AS DOCUMENT NO. 200309100131728, DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5700 TENNESSEE AVE., NASHVILLE, TN 37209

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, 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..

WITNESS OUR HANDS THIS November 15, 2005.

CURTIS M. GROVES

FAITH GROVES

State of TENNESSEE
County of DAVIDSON } ss

On this the November 15, 2005, before me, the undersigned Notary Public, personally appeared **Curtis M. Groves and wife, Faith Groves**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Charlotte A. Bethel

Notary Public
My commission expires 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

WARRANTY DEED