BOX 15

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00 .

Affiant

Subscribed and sworn to before me this 9th day of February, 2006.

Notary Public
My Commission Expires 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/08/06 15:22 3 pg
Fees:18.00 Taxes:4070.00
20060208-0015913

06-0064

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nan Frazer Smith	SunTrust Mortgage, Inc.	132-06
868 S. Curtiswood Lane	201 Fourth Avenue N., 7th Fl.	40.00
Nashville, TN 37204	Nashville, TN 37219	

WARRANTY DEED

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, we **Charles Rogers (Red) Grooms and Roger Gerald Grooms, Jr. and Spencer Clack Grooms, as Devisees under the Last Will & Testament of Wilhelmina Rogers Grooms, deceased**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nan Frazer Smith, married**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Two tract of land in Davidson County, Tennessee, described as follows:

Tract No. 1: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made April 28, 1941, by S.R. Sanford, Jr., Surveyor, as follows:

Beginning at a spike in the center of Curtiswood Lane, W.R. Will's northwest corner and running thence south 83 degrees 40 minutes east, with said W.R. Will's northern boundary line, 607 feet to a post, Gideon P. Wade's southeast corner; thence north 21 degrees 51 minutes west 333.5 feet to a stake; thence south 84 degrees 31 minutes west 541.1 feet to a spike in the center of said Curtiswood Lane; thence south 17 degrees 17 minutes east, with the center of said lane, 200 feet to the beginning, containing 3.27 acres, more or less.

Tract No. 2: A tract of land in the 7th Civil District of Davidson County, Tennessee, 25 feet in width, to the rear of and adjoining property presently owned by A.E. Poteat and wife, and more particularly described as follows:

Beginning at the southeast corner of property owned by Alex F. Wade and wife, and running thence with Wade's easterly line 339.5 feet to the northeast corner of said property; thence in an easterly direction and on the same bearing as the northerly boundary line of the Wade property, and so as to constitute an extension of said north boundary line, 25 feet to a point; thence in a southeasterly

direction, parallel with Wade's east boundary line 339.5 feet, more or less, to a point; thence in a westerly direction 25 feet to the beginning.

Being the same property conveyed to R.G. Grooms and wife, Wilhelmina Grooms by deed from P.S. McMurray, unmarried, dated August 31, 1962, recorded in Book 3431, Page 500, Register's Office for said County. R.G. Grooms having since died. Subsequently, Wilhelmina Grooms having died testate on November 17, 2005, and devised said property to Charles Rogers (Red) Grooms and Roger Gerald Grooms, Jr. and Spencer Clack Grooms by Last Will and Testament of record in Instrument No. 5736/1724268, Probate Clerk's Office for Davidson County, Tennessee.

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

This is improved property located at **868 South Curtiswood Lane, Nashville, TN 37204.**

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.

Witness our hands this 9th day of February, 2006.

Charles Rogers (Red) Grooms, by Donald R. Coomer, Attorney in Fact

Spencer Clack Grooms

Roger Gerald Grooms, Jr., by Donald R. Coomer, Attorney in Fact

Roger Gerald Grooms, Jr. and Roger G. Grooms, Jr. are one and the same person.
Power of Attorney of record in Instrument No. 20010108-0002027, Register's Office of Davidson County, Tennessee

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 **Spencer Clack Grooms**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 6th day of February, 2006.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **Donald R. Coomer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Charles Rogers (Red) Grooms and Roger Gerald Grooms, Jr.** and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Nashville, Tennessee, this 6th day of February, 2006.

Notary Public at Large

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE