WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **28TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: **11/25/2006**

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/06 07:35 2 pgs
Fees:13.00 Taxes:625.30

20060503-0050761

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARRY O'KAIN	CTX MORTGAGE COMPANY	**102-4-42**
(NAME) **401 ACHIEVEMENT DRIVE**	(NAME) P.O. BOX 199114	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) DALLAS, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CURTIS M. GROVES, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY BRYAN OKAIN AND JANICE ANNETTE OKAIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 690 ON THE PLAN OF CHARLOTTE PARK, SECTION 8 OF RECORD IN BOOK 2900, PAGE 45 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CURTIS M. GROVES, MARRIED BY DEED FROM ISAAC P. CONNOR AND WIFE, CLEDDIE J. CONNOR OF RECORD IN INSTRUMENT NO. 20050930-0117795, DATED SEPTEMBER 29, 2005 AND RECORDED SEPTEMBER 30, 2005 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **401 ACHIEVEMENT DRIVE, NASHVILLE, TN 37209**

(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 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 **my hand** this **28th day of April, 2006.**

CURTIS M. GROVES
by: Attorney-in-Fact
BY: JUSTIN TATUM, ATTORNEY-IN-FACT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Justin Tatum**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Curtis Groves, married** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **28th day of April, 2006.**

Commission expires: **11/25/2006**

THERESA L. SMITH Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY