Davidson County DEEDWARR
Recvd: 07/21/06 12:45 2 pgs
Fees:13.00 Taxes:61.05
20060721-0088221

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lee Groitzsch, et ux 1407 Cardinal Ave. Nashville, TN 37216	Same as New Owner	Map 25-11 Parcel 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY ANNE FILSON, joined by her husband, RONNIE L. FILSON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LEE GROITZSCH and wife, RENE GROITZSCH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Ranchwood Estates, Section II, as of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jerry Anne Filson by Quitclaim Deed from Ronnie L. Filson, of record in Instrument No. 20050310-0026822, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Dora Drive, Goodlettsville, Tennessee 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 3600, page 67, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 3797, page 290, said Register's Office.

And, we, the GRANTORS, 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.

Joinder of Spouse: RONNIE L. FILSON, husband of JERRY ANNE FILSON, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JERRY ANNE FILSON

RONNIE L. FILSON

"GRANTEES"

LEE GROITZSCH

RENE GROITZSCH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY ANNE FILSON and husband, RONNIE L. FILSON, and LEE GROITZSCH and wife, RENE GROITZSCH, 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, at office, this the 20th day of July, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Affiant

Sworn to and subscribed before me, this the 20th day of July, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE