WARRANTY DEED

G-VRE-06-1223

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-30-2010
(AFFIX SEAL)

WILLIAM B. GREGORY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Grover	new owner (NAME)	
1223 Villa Place		104-8-245.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHERRIE C. BOHLINGER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD E. GROVER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 50 FEET OF THE EAST PART OF LOT 29 ON THE MAP OF THE SUBDIVISION OF O.B. HAYES PLAN OF LOTS, OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST MARGIN OF VILLA PLACE 585 FEET SOUTH OF THE SOUTH MARGIN OF EDGEHILL AVENUE; THENCE WESTERLY 142 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, SOUTHERLY 50 FEET TO A POINT; THENCE EASTERLY 142 FEET TO THE WEST MARGIN OF VILLA PLACE; THENCE WITH THE MARGIN OF THE SAME NORTHERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHERRIE C. BOHLINGER BY QUITCLAIM DEED FROM JOHN C. BOHLINGER EXECUTED November 29, 2006 AND FILED FOR RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT NUMBER 20061205 0149868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED TO JOHN C. BOHLINGER AND WIFE, SHERRIE C. BOHLINGER BY WARRANTY DEED FROM KAYNE AVENUE MISSIONARY BAPTIST, RECORDED ON THE 6TH DAY OF January, 1994 IN DEED BOOK 9213, PAGE 387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 21, page 87, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1223 Villa Place, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/05/06 10:58 2 pgs
Fees:13.00 Taxes:1295.00
20061205-0149869

Witness my/our hand(s) this 30th day of November, 2006.

Sherrie C. Bohlinger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherrie C. Bohlinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903