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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/07 08:04 2 pgs
Fees:13.00 Taxes:1665.00
20070918-0111439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Curtis M. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF SEPTEMBER, 2007.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L. KYKE TATE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

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
Curtis M. Groves	**SAME**	**78-0-72**
(NAME) **7933 River Road Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **Forrest Barnes and Joe Gower, Co-Executors for the ESTATE OF JOE BARNES, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis M. Groves and Faith Groves, 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:

TRACT I

LAND in the Eighth Civil District of Davidson County, Tennessee, being a 7.11 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor, Number 55, and more fully described as follows:

BEGINNING at a point in the easterly margin of River Road; said point being 2598 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence north 17 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 71 degrees 24 minutes East 232 feet to a steel post; thence South 82 degrees 48 minutes East 1639 feet to a steel post; thence South 82 degrees 48 minutes East 70 feet, more or less, to the Cumberland River; thence South 5 degrees 35 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 83 degrees 58 minutes West 69 feet more or less to a steel post; thence North 83 degrees 58 minutes West 1562 feet to a steel post; thence South 75 degrees 34 minutes West 258 feet to the point of beginning.

BEING the same property conveyed to Joe Barnes, Jr. and Earl D. Milligan by Deed from James M. Fischer, Jr. Trustee of record in Book 4538, Page 589, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Joe Barnes, Jr. by Deed from Earl D. Milligan and wife Joyce Milligan of record in Book 4640, Page 168, in the Register's Office for Davidson County, Tennessee. Joe Barnes, Jr. now deceased and leaving written will, appointed Forrest Barnes and Joe Gower Co-Executors, which was Approved and Ordered by Seventh Circuit Court of Davidson County, Tennessee.

Legal Description is Continued on Page 2

unimproved ☐
This is improved ☒ property, known as **7933 River Road Pike, 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 **14th day of September, 2007.**

Forrest Barnes, Co-Executor for the Estate of Joe Barnes, Jr.

Joe Gower, Co-Executor for the Estate of Joe Barnes, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Forrest Barnes and Joe Gower, Co-Executors** for the **Estate Of Joe Barnes, Jr.** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Co-Executors, for the Estate Of Joe Barnes, Jr.,** and to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2007.

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

Continuation of Legal Description

TRACT II

Land in the 8th Civil District of Davidson County, Tennessee, being Tract 15 of the Sadler Subdivision of part of Tract 3 of the W. J. Hailey Farm, of record, described according to a survey made by L. C. Petty, dated July 7, 1971, as follows:

BEGINNING at a steel fence post in the northeasterly margin of River Road, thence with the margin of said Road, north 13° 10' west 186 feet to a steel fence post; thence leaving said road, north 75° 34' east 258 feet to a steel fence post; thence south 83° 58' east 1562 feet to a steel fence post thence south 83° 58' east 69 feet, more or less, to the Cumberland River; thence with said river as it meanders, south 6° 30' east 148 feet; thence north 85° 15' west 71 feet, more or less, to a steel fence post; thence north 85° 15' west 1485 feet to a steel fence post; thence south 79° 31' west 300 feet to the point of beginning, containing 7.18 acres, more or less.

BEING THE same property conveyed to Joe Barnes, Jr. by Warranty Deed from Earl D. Milligan and wife, Joyce Milligan dated September 22, 1972 and filed for record in Book 4640, page 166, Register's Office for Davidson County,Tennessee.