Davidson County DEEDQC
Recvd: 09/19/08 09:39 2 pgs
Fees:12.00 Taxes:0.00
20080919-0095573

This instrument prepared by:
M.T. Taylor, Jr. – *Attorney at Law*
339 Main Street
Franklin, TN 37064
(615) 794-0807 / FAX 591-4376

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. Grantors & Grantee have been advised to seek the advice of a tax professional prior to making this conveyance.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Wayne Groves **9689 Hwy 96** **Nashville, TN 37221**	**SAME**	**178 - 2**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, we, **Cory Groves and Johnny Groves, *Trustees* for The Groves Irrevocable Trust**, Grantors, by these presents, do hereby quitclaim and convey unto **Wayne Groves**, Grantee, his heirs, successors, and assigns all of their right, title, and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 9th, formerly the 14th Civil District of Davidson County Tennessee, described according to a survey made by S. h. Hutchinson, March 14, 1959, as follows: BEGINNING at an iron spike in the center of the present Harding Road at the southeast corner of the property conveyed to Johnson Linton Allen by deed from Bettie Linton Allen, of record in Book 1467, page 606, Register's Office for said County; thence with said Allen's southern boundary line North 85 deg. 30' West 278.5 feet to an iron stake; thence South 0 deg. 15' West 183.5 feet to an iron stake; thence South 82 deg. 30' East 357 feet, more or less, to the western boundary line of the property conveyed to Johnson Linton Allen, Trustee, by deed from Bettie Linton Allen, of record in Book 1467, page 626, said Register's Office; thence North 19 deg. west to the center of Harding Road, continuing with the center of said Road in the same direction, in all 217 feet to the beginning, containing 1.46 acres, more or less.
>
> Being the same property conveyed to Grantors by deed dated March 21, 2007 and recorded on March 23, 2007 as Instrument No. 20070323-0035519 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is property known as: 8712 Hwy 96, Nashville, TN 37221.

WITNESS OUR HANDS this 16th day of September, 2008, in Franklin, Tennessee.

The Groves Irrevocable Trust

By: Cory Groves
Cory Groves - *Trustee*

By: Johnny Groves
Johnny Groves - *Trustee*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Cory Groves as *Trustee*** for the within named bargainor, **The Groves Irrevocable Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2008.

Sandra Clive
NOTARY PUBLIC

My Commission Expires: My Commission Expires April 20, 2010

SANDRA CLIVE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Johnny Groves as *Trustee*** for the within named bargainor, **The Groves Irrevocable Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2008.

Sandra Clive
NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~ April 20, 2010

SANDRA CLIVE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is ~~$-0- Dollars~~.

Wayne Groves
AFFIANT

Sworn and subscribed before me this 15 day of [illegible] 2008.

M.T. TAYLOR JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

~~NOTARY PUBLIC~~

My Commission Expires: 9-27-10