Davidson County DEEDWARR
Recvd: 03/05/09 14:35 2 pgs
Fees:13.00 Taxes:740.00
20090305-0019956

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
RIGID DEVELOPMENT	SAME	11801019400
933 KIRKWOOD AVENUE		
NASHVILLE, TN 37204		

FOR AND IN 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, Iridell Groves, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Rigid Development, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVDISON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF MONTROSE PLACE, AS OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 72 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF GILMORE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO IRIDELL GROVES FROM FAYE ELNORA SHERRILL BY QUITCLAIM DEED DATED 05-02-2008, AND RECORDED 05-13-2008 IN INSTRUMENT # 20080513-0049307, SAID REGISTER'S OFFICE.

This is improved property known as: 1009 Gilmore Avenue, Nashville, Tennessee 37204.

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 I am 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 I do further covenant and bind myself, my 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. Whenever 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 our hands this 3rd day of MARCH, 2009.

IRIDELL GROVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, this 3rd day of MARCH, 2009.

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 3RD day of MARCH, 2009.

NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.