WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
G-RM-09-7461

DAVIDSON COUNTY, TN R. MOORE NOTARY PUBLIC AT LARGE

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
John M. Groce	Sunstrust Mtg. Inc (NAME)	
7461 Harness Drive (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	142-2-242.00

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, I/we JOE A. DELMAR AND JO ANN DELMAR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN M. GROCE, A SINGLE MAN, 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 LOT 270, CROSS TIMBERS, SECTION 5, RESUBDIVISION LOTS 268-277, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4300, PAGE 90, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOE A. DELMAR AND JO ANN DELMAR BY WARRANTY DEED FROM SHERRY ANN MAGEE MILLS AKA SHERRY M. MILLS NKA SHERRY ANN MAGEE MILLS SCOTT ET VIR CHARLES R. SCOTT, RECORDED ON THE 1ST DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020401-0039198, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7461 Harness Drive, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20090072463 DEEDWARR
Recvd: 10/26/09 10:57 2 pgs
Fees:13.00 Taxes:680.80
20091026-0098518

Witness my/our hand(s) this 22nd day of October, 2009.

Joe A. Delmar

Jo Ann Delmar

STATE OF Tennessee
COUNTY OF Davidson

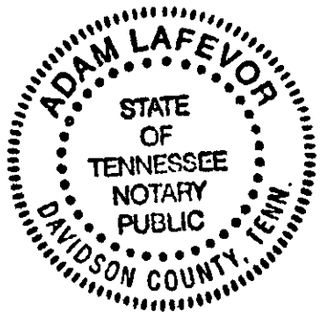
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe A. Delmar and Jo Ann Delmar, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



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