RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20090075109 DEEDWARR Recvd: 11/03/09 15:51 2 pgs Fees:13.00 Taxes:501.35 20091103-0101712

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009667

MAP - PARCEL NO: 178-00-0-002.00

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
GARY CIRIMELLI 8722 OLD HARDING PIKE NASHVILLE, TN 37221	SAME	N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, WAYNE GROVES, unmarried**, have bargained and sold and by these presents do transfer and convey unto **GARY CIRIMELLI and wife, ALEXANDRA CIRIMELLI**, their heirs and assigns forever, the following described property, to wit:

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a railroad spike found in the center line of Old Harding Road at the southeast corner of that parcel of land conveyed to Donald W. Hite et ux of record in Book 6399, page 926, R.O.D.C., Tennessee;

Thence with the center line of Old Harding Road, S 16° 48' 58" E, 144.10 feet; thence with the center of Old Harding Road, S 00° 04' 19" W, 73.45 feet to a P.K. nail set; thence with a common line of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 1515, page 188, R.O.D.C., Tennessee, N 81° 25' 13" W, 322.72 feet to an iron pin set; thence with a common line of said conveyance to Groves, N 00° 04' 41" E, 183.50 feet to an iron pin set; thence with the southerly line of said conveyance to Hite, S 85° 49' 41" E, 278.50 feet to the point of beginning and containing 1.372 acres according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being the same property conveyed to Wayne Groves by deed from Cory Groves and Johnny Groves, Trustees for the Groves Irrevocable Trust, of record in Instrument No. 20080919-0095573, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. Easement for Old Harding Road, which lies on or across the subject property.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 28th day of October, 2009.

Wayne Groves
WAYNE GROVES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, at office, on this 28th day of October, 2009.

My Commission Expires:
12-18-12

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$135,500.00**.

Affiant

SWORN TO and subscribed before me on this 28th day of October, 2009.

My Commission Expires:
12-18-12

Notary Public