(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 18th day of January, 2012.

Notary Public
My Commission Expires: 04/06/13

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120004786 DEEDWARR
Recvd: 01/20/12 10:38 2 pgs
Fees:13.00 Taxes:296.00
20120120-0005683

12-0005

Address of New Owner:	Send Tax Bills to:	Tax Information:
Curtis Groves	New Owner	91-15
325 50th Avenue North		217.00
Nashville, TN 37209		

WARRANTY DEED

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, we **Barbara J. Wilson, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis Groves and wife, Faith Groves**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Block 9 on the map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of Block 9 fronts 50 feet on the westerly side of 50th Avenue North, formerly Ninth Street, and runs back between parallel lines, parallel with and 50 feet south of the southerly margin of Park, formerly First Avenue, 160 feet to a dead line.

Being the same property conveyed to Alvin W. Wilson and wife, Barbara J. Wilson by deed from Gary Marlin Jones dated August 7, 1984 and recorded in Book 6356, page 134, Register's Office for Davidson County, Tennessee. The said Alvin W. Wilson having since died.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **325 50th Avenue North, Nashville, TN 37209.**

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 18th day of January, 2012.

Barbara J. Wilson

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 **Barbara J. Wilson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of January, 2012.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN