K 1676

DEED OF CONVEYANCE

WHEREAS, the late J. B. Groomes died intestate a resident of Davidson County, Tennessee, on June 12, 1947, survived by four children; (1) Madelyn Tucker; (2) Harry Glenn Groomes; (3) Beulah Hibbett; and (4) Stella Mae Groomes, and by his widow, Mrs. Louise K. Groomes; these parties being his sole and only heirs-at-law.

WHEREAS, by deed dated June 9, 1926, and recorded in Book 699, page 496, Register's Office for Davidson County, Tennessee, Annie K. Tamble conveyed to the said J. B. Groomes the following described tract of land in Davidson County, Tennessee, to-wit:

> Lot No. 4 on the Map of the Survey of the J. J. Tamble Tract 18th District, now 23rd Ward of the City of Nashville, as of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 50 feet on the west side of North 16th Street and runs back between parallel lines 207 feet, more or less, to an alley.

WHEREAS, by deed dated June 1, 1938 and recorded in Book 1046, page 492, Register's Office for Davidson County, Tennessee, the said J. B. Groomes and wife conveyed to the said Stella Mae Groomes an undivided one-half interest in the said land. (In this deed the name Groomes is incorrectly spelled "Grooms". However, the said J. B. Groomes and Stella Mae Groomes are the same persons referred to therein, and the said "Mai" is error, and should be "Mae".)

WHEREAS, it is the mutual desire of all of the said parties that the title to the said land should be now conveyed to the said Louise K. Groomes and Stella Mae Groomes, as a joint ownership, with provision that the survivor of the two shall take the entire fee simple title to the whole property.

NOW, THEREFORE, in order to accomplish the said purpose and desire, we, the said Madelyn Tucker and husband, Guilford Tucker;

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