K 2012

For and in consideration of the sum of ($7250.00)

- - - - - Seven Thousand Nine Hundred Fifty & No/100- - - - - - - - - - - - DOLLARS

cash in hand paid by Houston McCord Realty Company, a Tennessee Corporation, the receipt of which is hereby acknowledged,

We, John Allison Groce and wife, Maggie Elizabeth Groce,

have bargained and sold, and by these presents do transfer and convey unto the said Houston McCord Realty Company, a Tennessee Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

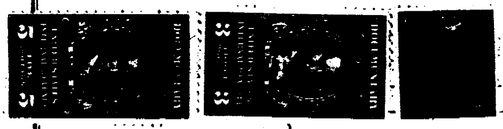
Land in Davidson County, Tennessee, being Lot No. 400 on the plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.
Said Lot No. 400 fronts 50 feet on the westerly side of Caldwell Avenue, and runs back between parallel lines, with the northern margin of Woodbine Street, 150 feet to an alley.
Being the same property conveyed to John Allison Groce and wife, Maggie Elizabeth Groce, by deed from Mrs. Lula Craig, of record in Book 1971, page 120, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Houston McCord Realty Company, its successors and assigns, forever.

And we do covenant with the said Houston McCord Realty Company 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 except the taxes for the year 1951 which are pro rated and assumed by the grantee herein.

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 Houston McCord Realty Company, its successors and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of June, 1951



John Allison Groce
Maggie Elizabeth Groce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E B Malton, a Notary Public in and for said County and State, the within named John Allison Groce and wife, Maggie Elizabeth Groce,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of June, 1951

Commission expires April 4, 1953

E B Malton
Notary Public

41149

WARRANTY DEED

FROM
John Allison Groce and wife

TO
Houston McCord Realty Company,
a Tennessee Corporation

STATE OF TENNESSEE
Davidson County
Received for Record JUN 28 1951
at 4:37 P.M. and recorded in Book 2012 page 43
JAMES H. ROSS, Register
By J. H. Ross

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
215 Third Ave., North
NASHVILLE, TENN.

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