K 3535

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of *
* * * * *One and no/100 ($1.00)* * * * * * * * * * * * * * * * DOLLARS

cash in hand paid by Minnie Grooms, the receipt of which is hereby acknowledged,

I, Thomas M. Grooms

have bargained and sold, and by these presents do transfer and convey unto the said Minnie Grooms, her heirs and assigns, ~~a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:~~
a one-half undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee for the purpose of creating in her [illegible] in accordance with Code Section 7603.1 [illegible] Code [illegible] Annotated, described as follows, to-wit:

[illegible] Lot No. 130 in Maury & Claiborne's Addition to Nashville as of record in Book [illegible], Page [illegible], Register's Office for said County.

Said Lot No. 130 fronts 35 feet on the easterly side of Lewis Street and runs back between parallel lines 127 feet to a 15-foot alley.

Being the same property conveyed to Thomas M. Grooms and wife Mary L. Grooms by deed from Atlanta Wilson, a widow and Joe M. Wilson, unmarried, of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee, the said Mary L. Grooms having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Minnie Grooms, her heirs and assigns, forever.

And I do covenant with the said Minnie Grooms, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Thomas M. Grooms do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Minnie Grooms, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of March, 1955

X Thomas M Grooms

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Elizabeth J. Hopkins, a Notary Public in and for said County and State, the within named Thomas M. Grooms,

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

Witness my hand and official seal at office, this 21st day of March, 1955

Commission expires Jan. 11, 1956

Elizabeth J. Hopkins
Notary Public

PG 189