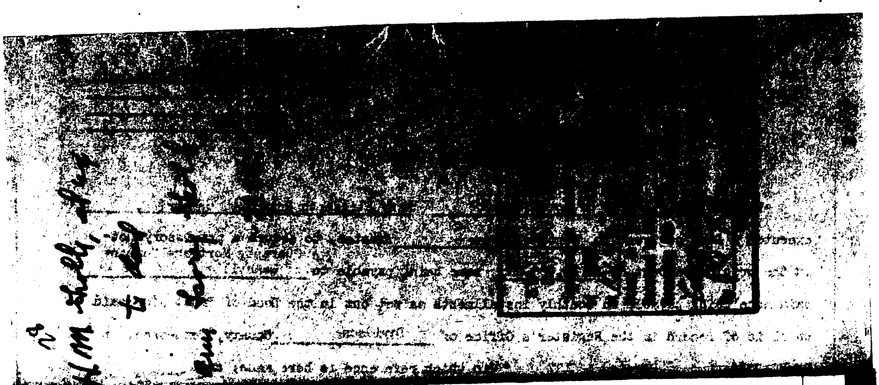
3706



Purchaser: Mrs. H. M. Groth, Brentlawn Drive, Springfield, Tenn.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Thousand ($5,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, we, H.M. Groth and wife, Edna Ozell Groth have bargained and sold and do transfer and convey unto Ann Lowry Groth, her heirs and assigns, property in Davidson County, Tennessee, as follows:

Being the northerly part of the westerly 50 feet of lot No. 36 on the Map of Overhill City and W.H. Fox's Subdivision of part of Cumberland Nurseries, as of record in book 332, page 21, Register's Office for said County.

Said part of lot No. 36 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of Burbank Avenue 75 feet, more or less, to the northerly line of the property conveyed to John J. Keylar and wife, by deed from Lee Tenpenny and wife, of record in book 1645, page 566, said Register's Office.

Being the same property conveyed to H.M.Groth, et ux, by deed from Lee Tenpenny, et ux, of record in 1678, page 133, said Register's Office, to which deed reference is here made for a description of said property and reference to a certain easement and building restrictions and restrictive covenants to which said property is conveyed subject to.

Said property is sold subject to a rental agreement which is hereby assigned to the grantee and grantee is entitled to the rent accruing after the 31st day of the present month.

The grantors covenant that they are seized and possessed of said land, have a good right to convey it and they warrant the title to same to the grantee, her heirs and assigns against the lawful claims of all persons whomsoever. They warrant that said property is free and uncumbered except as above stated and except for 1964 taxes which the grantee assumes.

To have and to hold said land with the appurtenances, estate, title and interest thereto belonging to the said Ann Lowry Groth, her heirs and assigns, forever.

Witness our hands at Nashville, Tennessee, this the 28th day of March 1964.

H M Groth

Edna Ozell Groth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said State and County, the within named H.M. Groth and wife, Edna Ozell Groth, the bargainers 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 Nashville, Davidson County, Tennessee, this the 28th day of March 1964.

Notary Public

My comm. Exp. April 24, 1966

G 9