ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Lee Groover, Sr. (NAME:)	United Mortgagee Servicing Corp. (NAME:)	15D 19690
1407 Jakes Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 72-04
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 8 mw

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by GORDON LEE GROOVER, SR. ET UX KATHRYN L. GROOVER

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LOUISE C. SANDEFUR, a widow

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs 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 Part of Lot No. 1 on the Plat of a Subdivision of Lots Nos. 5 and 6 of the East Nashville Golf Club Subdivision, as of record in Book 547, page 6, Register's Office for Davidson County, Tennessee.

BEGINNING at the northeast corner of Jakes Avenue and Golf Street (formerly Golf Club Road); thence with said Avenue northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots north 53½ degrees east 141.6 feet, more or less, to the northwest corner of the property conveyed to Walter Young by deed from Louise C. Sandefur and husband, of record in Book 1788, page 529, said Register's Office; thence along a fence line southwardly 99.9 feet to the northerly margin of Golf Street; thence with said street south 53½ degrees west 138.6 feet, more or less, to the beginning.

BEING part of the same property conveyed to Louise C. Sandefur by deed from I. H. Cobb and wife, Margaret L. Cobb, of record in Book 720, page 185, said Register's Office, and being the same property in which Louise C. Sandefur conveyed a one-half undivided interest to W. C. Sandefur of record in Book 2249, page 37, Register's Office for Davidson County, Tennessee, the said W. C. Sandefur having since died.

This is unimproved ( ) improved ( ) property, known as 1407 Jakes Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 our hands this the 6th day of May, 1965.

Louise C. Sandefur

STATE TAX $ 21.00
PROBATE .50
TOTAL $ 21.50

MAY 10 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAY 10 1965

STATE OF TENNESSEE
Davidson County

Personally appeared before me, PERCY WILKINS, JR., a Notary Public in and for said County and State, the within named LOUISE C. SANDEFUR, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 1965.

PERCY WILKINS JR. NOTARY PUBLIC STATE TN

Commission expires 1/13/69

Notary Public

WARRANTY DEED

FROM

LOUISE C. SANDEFUR, a widow

TO

GORDON LEE GROOVER, SR. ET UX

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

80020

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 10 3 36 PM '65

NOTE: BOOK 111 PAGE 345
RECORDING FEE $ 2.00
DEP. REG. X

SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
P. O. BOX 3122
NASHVILLE, TENNESSEE 37201
FILE POW 1, BOX 5