This instrument was prepared by John G. Doak, Attorney, Firm of Warfa Entrekin, Attorneys, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3967 PAGE 369

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Groom, et ux	[illegible]	Map 94-1
(NAME:)	(NAME:)	Par. 112.3
1103 Dew Street	410 [illegible] St	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

cash in hand paid by William J. Groom, and wife, Dorothy D. Groom, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, G. F. Cranor, and wife, Nancy Cranor

have bargained and sold, and by these presents do transfer and convey unto the said William J. Groom, and wife, Dorothy D. Groom, 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 Lot No. 3 on the N. H. Hobson Subdivision of record in Book 3500, page 73, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Dew Street at the corner of Lots Nos. 3 and 4; thence with the line between said two lots north 4 degrees 45' east 150 feet to an alley; thence with the same north 84 degrees 24' west 10 feet to the corner of Lots Nos. 1 and 3; thence with the line between said two lots south 36 degrees 28' west 69.92 feet to the corner of Lot Nos. 1, 2, and 3; thence with the line between Lots Nos. 2 and 3 south 4 degrees 45' west 90 feet to the northerly margin of Dew Street; thence with the same south 84 degrees 24' east 46.75 feet to the beginning.

BEING part of the real property conveyed to G. F. Cranor, and wife, Nancy Cranor, by deed from Henry McCluskey, and wife, of record in Book 1046, page 591, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to the plan of record in Book 3500, page 73, said Register's Office, shows an owner's certificate, a 30-foot setback line from Dew, formerly Caldwell, Street.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. Groom, and wife, Dorothy D. Groom, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* William J. Groom, and wife, Dorothy D. Groom *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 for current taxes and as noted above.

And we, G. F. Cranor, and wife, Nancy Cranor *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William J. Groom, and wife, Dorothy D. Groom, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* November, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. F. Cranor
G. F. CRANOR

Nancy Cranor
NANCY CRANOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. B. Yoe, a Notary Public in and for said County and State, the within named G. F. Cranor, and wife, Nancy Cranor

the bargainors, 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, Tennessee, this 30th day of November, 1965.

O. B. Yoe
Notary Public.

My Commission Expires April 16, 1967.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

8,950

1st & Mid-South

WARRANTY DEED

FROM

G. F. CRANOR, and wife,

NANCY CRANOR

TO

WILLIAM J. GROOM, and wife,

DOROTHY D. GROOM

STATE TAX $ 13.43
PROBATE .50
TOTAL $ 13.93

DEC 1 1965

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

PAID DEC 7 - 1965
C/

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

09815

DEC 10 9 05 AM '65

NOTED: BOOK 1153 PAGE 153
RECORDING FEE $ 2.00
DEP. REG. $

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
3.30 THREE DOLLARS
THIRTY CENTS

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