WARRANTY DEED

BOOK 3969 PAGE 345

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Same	Mrs. Olivia Groves Cunningham	9D17545
(NAME:)	(NAME:)	
	Route 5	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Nashville (CITY) TENN. (ZONE) (STATE)	

For and in Consideration of the sum of ----------

Ten ($10.00) and No/100---------- *DOLLARS*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Charles Wayne Groves and wife, Anita R. Groves

have bargained and sold, and by these presents do transfer and convey unto the said Olivia Groves, a widow, her (now Mrs. Olivia Groves Cunningham)

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, near the village of Linton, on South Harpeth, described as follows, according to a survey made on the 13th day of June, 1963 by S. H. Hutchison:

Beginning at an iron stake in a south line of the T. Allison place, the same being the northwest corner of a 1.26 acre tract owned by J. L. Allen. Thence with Allen's west line south 4° 30' west passing his southwest corner at 118.2 feet, in all 155.2 feet to a stake in a field. Thence north 86° 30' west 401 feet to a stake, Chinquepia tree pointer; thence north 5° east 161 feet more or less to a stake in the T. Allison line, Red Bud pointers. Thence with the T. Allison line south 87° east 398 feet to the point of beginning, containing 1.42 acres, being the same more or less.

The above survey includes and excludes a survey of the reroute of #96 Highway, which is 120 feet, about as indicated on plat.

Being the same real property conveyed to Charles Wayne Groves and wife, Anita R. Groves by deed from Olivia Groves, a widow, of record in Book 3674, page 49, Register's Office for Davidson County, Tennessee.

This is {unimproved / 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 Grantee, her ..... *heirs and assigns, forever.*

And we ..... *do covenant with the said* Grantee ..... *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.*

And we, Charles W. Groves and wife, Anita R. Groves ..... *do further covenant and bind* Ourselves/our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee ..... her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 6 *day of* August, *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.* ( )

Charles W. Groves

Anita R. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dan R. Madden, a Notary Public in and for said County and State, the within named Charles W. Groves and wife, Anita R. Groves

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 6th day of August, 1965

Dan R. Madden, Notary Public

Commission Expires 12-3-68

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

WARRANTY DEED

FROM
Charles Wayne Groves, et ux

TO
Olivia Groves Cunningham

10575

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 16 10 46 AM '65

NOTED: BOOK 113 PAGE 288
RECORDING FEE $ 2.00
DEP. REG. 1.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

This instrument prepared by
Frank S. King, Jr.
507 American Trust Bldg.
Nashville, Tennessee

STATE TAX $ 15.75
PROBATE 50
TOTAL $ 16.25

DEC 16 1965

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

PAID DEC 16 1965