This instrument was prepared by JOHN G. DOAK, Attorney. Law Firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 4052 PAGE 299

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erich B. Groos, M.D. (NAME:)	Commerce Union Bank (NAME:)	7DA 43150
4307 Sneed Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 130-04
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 47

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

cash in hand paid by ERICH B. GROOS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RICHARD A. JONES, and wife, LUCY W. JONES,

have bargained and sold, and by these presents do transfer and convey unto the said Erich B. Groos, his

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

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being the southerly 75 feet of Lot No. 6 and the northerly 25 feet of Lot No. 7 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

SAID parts of Lots Nos. 6 and 7 fronts together 100 feet on the westerly side of Sneed Avenue and run back between parallel lines 295 feet //-the easterly line of a 5-foot reserved strip. on each line to a dead line in the rear, being...

TRACT NO. 2: Being the northerly 60 feet of the southerly 175 feet of Lot No. 7 and that part of a 5-foot reserved strip immediately west of same on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

SAID part of Lot No. 7 fronts 60 feet on the westerly side of Sneed Avenue and together with said reserved strip runs back between parallel lines, 300 feet to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to Richard A. Jones, and wife, Lucy W. Jones, by deed from Balie C. Gross, and wife, of record in Book 3372, page 411, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4307 Sneed Avenue (House Number) (Street) Nashville (P. O. Address:) Tennessee (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 Erich B. Groos, his *heirs and assigns, forever.*

And we *do covenant with the said* Erich B. Groos, *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 possession, which is retained by the Grantor and shall be delivered to the Buyer on or before October 1, 1966.

And we, Richard A. Jones, and wife, Lucy W. Jones *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Erich B. Groos, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness ~~our~~ *hands this* 29th *day of* August, 19 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard A. Jones
RICHARD A. JONES

Lucy W. Jones
LUCY W. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary B. Cooper, a Notary Public in and for said County and State, the within named Richard A. Jones, and wife, Lucy W. Jones

the bargainor s., 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 29th day of August, 19 66.

Mary B. Cooper, Notary Public.

Commission Expires 1/25/69.

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

RICHARD A. JONES, and wife,

LUCY W. JONES

TO

ERICH B. GROOS

STATE TAX $ 39.75
PROBATE .50
TOTAL $ 40.25

AUG 31 1966

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

PAID AUG 31 1966
ET

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

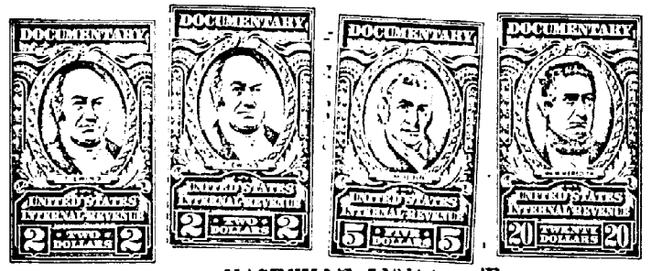
41864

AUG 31 11 28 AM '66

NOTED BOOK 114 PAGE 290
RECORDING FEE $ 2.00
DEP. REG. ____

BOOK 4052 PAGE 302







NASHVILLE, TENNESSEE

EDWARD GLEBOW
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