G-21018 This instrument was prepared by: Andrew D. Tanner, Attorney
Tennessee Title Company

WARRANTY DEED

507 American Trust Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell M.Groves et ux (NAME)	Dobson & Johnson Inc. (NAME)	Map 147-1
4807 E.Longdale Drive (STREET ADDRESS OR ROUTE NUMBER)	J.C.Bradford Bldg. (STREET ADDRESS)	Par. 368
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

BOOK 4335 PAGE 896

FOR AND IN CONSIDERATION of the sum of .....

TEN and no/100 ($10.00) DOLLARS, cash in hand paid by ~~XXXX~~ Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Grantees assuming and agreeing to pay balance owing to Dobson & Johnson, Inc., secured by a Deed of Trust of record in Register's Office for Davidson County, Tennessee,

we, Donald K. Gafford and wife, Claytie Gafford,

have this day bargained and sold, and do hereby transfer and convey unto the said

Russell M.Groves and wife Lucy R.Groves

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Caldwell Hall, Section I Revised, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said lot fronts 120.43 feet on the west side of East Longdale Drive and runs back 158 feet on the north line and 165.9 feet on the south line to a dead line in the rear, on which it measures 68.4 feet.

Being the same property conveyed to Donald K. Gafford and wife, Claytie Gafford, by deed from William C. Kirk and wife, Sue Kirk, of record in Book 4049, page 470, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,596.00

Subscribed and sworn to before me, this the 25 day of May 19 69

Affiant Lucy R. Groves

My commission expires My Commission Expires May 8, 1973 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 4807 East Longdale Drive, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Russell M.Groves and wife Lucy R.Groves

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust which has been assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Russell M.Groves and wife Lucy R.Groves

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25 *day of* May, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald K.Gafford

Claytie Gafford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Donald K. Gafford and wife, Claytie Gafford, *the within named 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* 25 *day of* May, *19* 69

Bill Ellis *Notary Public*

Commission expires My Commission Expires May 8, 1973

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 .....

Please return to NIXON-KENT Co. 2535 Franklin Rd. Nashville, Tenn. 37204

WARRANTY DEED

FROM
DONALD K. GAFFORD et ux

TO
RUSSELL M. GROVES, et ux

A 41861

IDENTIF. REFERENCE

MAY 26 9 10 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

MAY26'69	CONV	20,596.00			
MAY26'69	S'TAX		B*	53.56	
MAY26'69	PR'FEE		B*	.50	
MAY26'69	W'DEED		B*	3.00	* 57.06