FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,229.22

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 19 69

Notary Public

MY COMMISSION EXPIRES: July 29, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Grooms (NAME)	Richard A. Grooms (NAME)	Map 82-7
3320 Clifton Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	3320 Clifton Ave No (STREET ADDRESS)	Par. 439
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	Nashville Tenn (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Buford, Jr. and wife, Betty Jo Buford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Grooms

HEREINAFTER CALLED THE 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 Lot No. 35 on the Plan of Village Manor of record in Book 3300, page 55, Register's Office for said County.

Said Lot No. 35 fronts 18.33 feet on the west side of North Fifth Street and extends back 145.26 feet on the north line and 143.89 feet on the south line to an alley in the rear on which it measures 18.38 feet.

Being the same property conveyed to David Buford, Jr. and wife, Betty Jo Buford by deed from Townhouse, Inc. as of record in Book 3502, page 43, Register's Office for Davidson County, Tennessee.

It is a part of the consideration to this transaction that the Grantee herein assume the unpaid principal sum as of this date in the amount of $8,118.50 as evidenced by note secured by Deed of Trust to Mid - South Mortgage Corporation of record in Book 3539, page 257, Register's Office for Davidson County, Tennessee, and payable at the rate of $45.85 per month, including principal and interest.

This is unimproved ( ) improved (X) property, known as 624 North 5th Street Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 17th day of September, 1969

Sign X David Buford Jr.

X Betty Jo Buford

STATE OF ~~TENNESSEE~~ MICHIGAN
~~Davidson~~ County
WAYNE

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named David Buford, Jr. and wife, Betty Jo Buford

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 Detroit, Michigan, ~~Tennessee~~, this 17th day of September, 1969.

Commission expires Sept. 23, 1969

Helen Simonian
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, HELEN SIMONIAN, a Notary Public within and for the State and County aforesaid, personally appeared DAVID BUFORD, JR. and BETTY JO BUFORD with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at DETROIT, MICHIGAN on this the 17th day of SEPTEMBER, 19 69.

My commission expires Sept. 23, 1969

Helen Simonian
Notary Public

WARRANTY DEED

FROM David Buford, Jr. and wife, Betty Jo Buford

TO Richard A. Grooms

A 55125

IDENTIF. REFERENCE

SEP 23 1 25 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 23	CONV	10,229.22			
SEP 23	S'TAX		A*	26.52	
SEP 23	PR'FEE		A*	.50	
SEP 23	W'DEED		A*	3.00	* 30.02