THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John C. Groomes (NAME)	Dobson & Johnson (NAME) BOOK 1455 PAGE 502	
810 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Bldg. (STREET ADDRESS)	Map 130 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pdc. 45 pw

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,

Cash paid by John C. Groomes and wife, Martha W. Groomes, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Beverly G. Cullum, heir-at-law of J. T. Green and wife, Elizabeth Green, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said John C. Groomes and wife, Martha W. Groomes, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 15 of Block "A" on the Map of Section 2 of Block "A", Tyne Meade Subdivision, not of record, and described as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, the common corner of Lots 14 and 15; thence with the line between said lots easterly 250 feet to a point; thence southerly 100 feet to a point, the common corner of Lots 15 and 16; thence with the line between said lots westerly 250 feet to the easterly margin of Lynwood Boulevard; thence with the margin of said Boulevard, northerly 100 feet to the beginning.

Being the same property conveyed to J. T. Green and wife, Elizabeth Green, by deed from Nashville Trust Co., Administrator, of record in Book 1286, page 667, said Register's Office. The said J. T. Green and wife, Elizabeth Green having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 27th day of October 19 70

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 John C. Groomes and wife, Martha W. Groomes, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said John C. Groomes and wife, Martha W. Groomes, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of October, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Beverly G. Cullum

Beverly G. Cullum

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Beverly G. Cullum, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* October, *19*70.

Notary Public

Commission expires 8/9/72

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 .....

OCT 29 70 CONV 30,000.00
OCT 29 70 S'TAX A* 78.00
OCT 29 70 PR'FEE A* .50
OCT 29 70 W'DEED A* 3.00 * 81.50

WARRANTY DEED

FROM
Beverly G. Cullum
TO
John C. Groomes, et ux

A 94594

IDENTIF. REFERENCE

OCT 29 1 15 PM '70

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

Dobson & Johnson, Inc.