BOOK 4488 PAGE 900

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,250.00

John R. Grooms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1971.

David L. Roper
Notary Public

MY COMMISSION EXPIRES: My Commission Expires [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Grooms (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 80-7
1450 County Hospital Rd. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 90
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, Coleman Realty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Grooms, unmarried

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. 410 on the Plan of Section Nine, Bordeaux Hills, as of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of County Hospital Road, corner of Lots Nos. 409 and 410; thence with the line between said lots southwardly 119.0 feet to a monument at the rear corners of Lots 409, 410, 411, and 412; thence with the line between lots Nos. 410 and 411 westwardly 123.58 feet to a point in the easterly margin of Hospital Lane; thence with the margin of same northwardly 72.0 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around same northeastwardly 37.87 feet to a monument in the southerly margin of County Hospital Road; thence with the margin of same, eastwardly 81.34 feet to the point of the beginning.

BEING part of the same property conveyed to Coleman Realty Co., a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 4454, page 685, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 1450 County Hospital Road (House Number) (Street) Nashville, Tennessee (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.

In witness whereof, COLEMAN REALTY COMPANY, has caused this instrument to be executed by its duly authorized officer, this the 17th day of March, 1971.

COLEMAN REALTY COMPANY
by: Robert T. Coleman Pres.

Pls. Trans. Associated Title Ins. Co. 1000 Stahlman Bldg.

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert L. Coleman, with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President respectively of the Coleman Realty Company the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert L. Coleman as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of March, 1971.

My Commission Expires FEB. 12, 1973
My commission expires _____

David L. Logan
Notary Public

WARRANTY DEED

FROM
COLEMAN REALTY COMPANY

TO
JOHN R. GROOMS, UNMARRIED

R 0 8 9 1 7

IDENTIF. REFERENCE

MAR 26 10 58 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 26	CONV	15,250.00			
MAR 26	S'TAX		A*	39.52	
MAR 26	PR'FEE		A*	.50	
MAR 26	W'DEED		A*	3.00	* 43.02