TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Wayne Groves and wife, Anita R. (NAME) | same (NAME) | Part Map 178, Parcel 3 |
| c/o 98 Mc. Jack Pk. (STREET ADDRESS OR ROUTE NUMBER) | Lot # 5 (STREET ADDRESS) | BOOK 1494 PAGE 53 |
| Nash. Tenn. (CITY) (P. O. ZONE) (STATE) | Nash. Tenn. (CITY) (ZONE) (STATE) | PW |

For and in consideration of the sum of Three Hundred and NO/100 ($300.00)---------- DOLLARS

cash in hand paid by
**Wayne Groves and wife, Anita R. Groves**

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~

**I, Olivia Groves Cunningham (Widow of J. M. Groves)**

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 the old 9th Civil District, now the 35th Civil District, of Davidson County, described as follows:

BEGINNING at a stake in the right-of-way line of Highway No. 96, this corner being in the South boundary line of a lot formerly owned by Wayne Groves; thence with the right-of-way line of Highway No. 96, South 6° East 200 feet to a stake; thence North 86½° West 502½ feet to a stake in a wire fence; thence with the fence, North 15° West 374 feet to a large black oak in corner of the fence; thence with the fence and Allison's South boundary line, South 87° East 310 feet to a stake with redbud pointers, also the Northwest corner of a lot formerly owned by Wayne Groves; thence with the West boundary line of said lot, South 5° West 161 feet to an iron stake in the Southwest corner of said lot; thence with the South boundary of said lot, South 86½° East 290 feet to the beginning and containing 3.39 acres, more or less.

Being part of the property conveyed to J. M. Groves and wife, Book 1515, page 188 ROC described according to a survey made by Lewis King, April 12, 1971.

This is unimproved (~~improved~~) property, known as (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 16th day of April, 19 71.

Olivia Groves Cunningham

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Wayne Miller, a Notary Public in and for said County and State, the within named Olivia Groves Cunningham the bargainors, 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 16th day of April, 19 71.

Commission expires MAY 12, 1974 Notary Public Wayne Miller

NOTARY PUBLIC DAVIDSON COUNTY TENN.

TENNESSEE TITLE COMPANY

Warranty Deed
Part Map 178, Parcel 3

FROM
Olivia Groves Cunningham
(Widow of J. M. Groves)

TO
Wayne Groves and wife,
Anita R. Groves

REGISTER STAMP BELOW

This Deed prepared by J. M. Whitsitt, Jr., Attorney, Highway 100, Nashville, Tenn.

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $300.00. Affiant Charles Wayne Groves

Subscribed and sworn to before me this 16th day of April 1971

Deputy Register [illegible]

B 11282

IDENTIF. REFERENCE

APR 16 2 28 PM '71

FE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| APR 16 | CONV | * 300.00 | | | | |
| APR 16 | S'TAX | | A* | .78 | | |
| APR 16 | PR'FEE | | A* | .50 | | |
| APR 16 | W'DEED | | A* | 3.00 | * | 4.28 |