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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22733.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 19 71

Notary Public

MY COMMISSION EXPIRES: 2-7-1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Steven Groom (NAME)	Lovell and Malone (NAME)	Map 73-11
2824 Donna Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	336 4th Avenue North (STREET ADDRESS)	Pc. 15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	pd

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, Matthew F. McMillin and wife, Thyra Faye McMillin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Stephen Groom and wife, Eva Elizabeth Groom

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:

Being Lot No. 413 on the Plan of Sunset View Subdivision, Section II, of record in Book 2663, page 52, Register's Office for said County.

Said Lot No. 413 fronts 168 feet on the southwesterly side of Donna Hill Drive and runs back 349.7 feet on the northwesterly line and 338 feet on the southeasterly line to a dead line in the rear on which it measures 48.38 feet.

Being the same property conveyed to Matthew F. McMillin and wife, Thyra Faye McMillin by deed from, James B. Cash, Jr., as of record in Book 3308, page 191, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3295, page 363, in said Register's Office.

unimproved ( )
This is improved (X) property, known as 2824 Donna Hill Drive (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.

Witness our hand s this 18th day of May, 1971

x Matthew F. McMillin

x x Thyra Faye McMillin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Matthew F. McMillin and wife, Thyra Faye McMillin

the bargainor, 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 18 day of May 19 71

Commission expires 2-7-1973

William G. Traber
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Matthew F. McMillin, et ux

TO
Edward Stephen Groom, et ux

B 1 5 1 8 5

IDENTIF. REFERENCE

MAY 18 2 30 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 18 71 CONV 22,936.00
MAY 18 71 S'TAX A* 59.54
MAY 18 71 PR'FEE A* .50
MAY 18 71 W'DEED A* 3.00 * 63.04