BOOK 4554 PAGE 752

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER L. GROOMS ET UX	UNITED MORTGAGEE SERV. CO.	MAP 119 - 6
(NAME)	(NAME)	
47 Peachtree St	3300 Pacific Ave	PAR. 156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASH TN 37211	Virginia Beach 23451 Virginia	MP.
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars, CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION BY THE GRANTEES OF (1) THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO UNITED MORTGAGEE SERVICING CORP. OF RECORD IN BOOK 3717, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND (2) THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO FIDELITY FEDERAL SAVINGS & LOAN ASSN. OF RECORD IN BOOK 4441, PAGE 268, SAID REGISTER'S OFFICE.

I, JOHN L. DEASON, A WIDOWER

have this day bargained and sold, and do hereby transfer and convey unto the said WALTER L. GROOMS AND WIFE, SHERLEEN GROOMS

THEIR (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE MAP OF STERLING HEIGHTS, SECTION III, OF RECORD IN BOOK 1424, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 67 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF PEACHTREE STREET AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. DEASON AND WIFE, HILDA W. DEASON BY DEED FROM PHILIP N. BROWNSTEIN, AS FEDERAL HOUSING COMMISSIONER, OF RECORD IN BOOK 3678, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, THE SAID HILDA W. DEASON HAVING SINCE DIED.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 9021.00

Subscribed and sworn to before me, this the 25th day of OCTOBER 19 71

My commission expires: 1-30-74 (Affix Seal)

Affiant John L Deason

Notary Public Charlotte Bailey

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 WALTER L. GROOMS AND WIFE, SHERLEEN GROOMS

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. EXCEPT AS SET OUT ABOVE AND 1971 TAXES WHICH GRANTEES ASSUME.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said WALTER L. GROOMS AND WIFE, SHERLEEN GROOMS

THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness MY hand this 25TH day of OCTOBER, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John L Deason

Prepared and approved by
Grissim and Short
by

BOOK 4554 PAGE 753

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charlotte Bailey, *a Notary Public in and for said County and State,* JOHN L. DEASON

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that HE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE, Tennessee
this 25th *day of* OCTOBER, *19* 71

Charlotte Bailey
Notary Public

Commission expires 1-30-74

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.....

NOV 19 71	CONV	*9,021.00			
NOV 19 71	S'TAX		A*	23.40	
NOV 19 71	PB'FEE		A*	.50	
NOV 19 71	W'DEED		A*	4.00	* 27.90

WARRANTY DEED

FROM
JOHN L. DEASON
TO
WALTER L. GROOMS ET UX

338544

IDENTIF. REFERENCE

Nov 19 11 06 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE