TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings

(NAME)

Union at Fourth

(STREET ADDRESS)

Nashville, Tennessee 37219

(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 74-8
Pac. 230
Pw

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For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Carl W. Groves and wife, Dolores A. Groves

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, John L. Crandall and wife, Marvelyn N. Crandall

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:

Being Lot No. 984 on the Map of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 984 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive and extends back 165.25 feet on the southeasterly side and 165.55 feet on the northwesterly side to a dead line in the rear on which it measures 86.27 feet.

Being the same property conveyed to John L. Crandall and wife, Marvelyn N. Crandall, by deed from Norman Magnus and wife, as of record in Book 4360, page 361, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

This is unimproved ( ) improved (X) property, known as 162 Jacksonian Drive, Hermitage, Tennessee
(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 13th day of December, 19 71.

John L. Crandall

Marvelyn N. Crandall

STATE OF TENNESSEE, DAVIDSON COUNTY } MICHIGAN, KENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Crandall and wife, Marvelyn N. Crandall the bargainors, 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 Grand Rapids/Michigan, Tennessee, this 13th day of December, 19 71.

Richard DeBoer
Notary Public, Kent County, Mich.
My Commission Expires Nov. 11, 1974

Commission expires

Notary Public Richard DeBoer

TENNESSEE TITLE COMPANY

LEASE MAIL TO - Mr. Carl W. Groves, 162 Jacksonian Drive, Hermitage, Tenn. 37076

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

REGISTER STAMP BELOW

DOLORES A. GROVES

To

CARL W. GROVES AND WIFE,

MARVELYN N. CRANDALL

From

JOHN L. CRANDALL & WIFE,

23,000.00

- Warranty Deed

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
1004

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IDENTIF. REFERENCE

DEC 21 2 40 PH '71

FELIX A. WALSH JR REGISTER
DAVIDSON COUNTY, TENN.

DEC21F	CONV	23,000.00				
DEC21F-S'TAX			A*	59.80		
DEC21F-PR'FEE			A*	.50		
DEC21F	WDEED		A*	4.00	*	64.30

I hereby affirm that to the best of my knowledge and belief the greater of the actual consideration or value of the property interest herein conveyed is $ 23,000.00

Affiant

Subscribed and sworn to before me this 20 day of December, 1971

Notary Public

My commission expires: APR 23 1973

Notary Public, in and for the aforesaid State and County.