BOOK 4693 PAGE 537

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME) | First Federal (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | 104-5 |
| (CITY) (STATE) (ZIP CODE) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE) | 410 Pt |

## WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and no/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

W. R. FOUST AND WIFE, MILDRED C. FOUST

have bargained and sold, and by these presents do transfer and convey unto the said ROGER G. GROOMS, JR. AND WIFE, SUSAN M. GROOMS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet front and 55 feet rear of Lot No. 62 of Block III on the Map of Richland Realty Company's Division "A", a plan of which shows blocks but not lots as of record in Book 161, page 151, described as follows:

BEGINNING at a point in the southerly margin of Richland Avenue 500 feet East of Bowling Avenue at the common corner of Lots No. 60 and 62; thence with the line between said lots southeasterly 200 feet to a point; thence northeasterly 55 feet to a point; thence northwesterly 199.5 feet more or less to the southerly margin of Richland Avenue; thence with the margin of same southwesterly 50 feet to the point of beginning.

Being the same property conveyed to W. R. Foust and wife, Mildred C. Foust, by deed from Charles R. Grant and wife, as of record in Book 2344, page 553, said Register's Office.

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This conveyance is subject to easements, restrictions, set-back lines, and taxes for 1973 applicable to said property.

unimproved ( )
This is improved ( X ) property, known as 3517 Richland Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 26th day of March, 1973.

W. R. Foust
W. R. FOUST

Mildred C. Foust
MILDRED C. FOUST

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named W. R. FOUST AND WIFE, MILDRED C. FOUST

the bargainor S, 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 26th day of March, 1973.

My commission expires JAN 17 1977 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said such .

MAR29 CONV 18,750.00
MAR29 S'TAX A* 48.62
MAR29 PRFEE A* .50
MAR29 W'DEED A* 4.00 * 53.12

Witness my hand and seal, at office in , this day of , 19 . Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of March, 1973.

My commission expires JAN 17 1977 Notary Public

This instrument was prepared by:

This instrument prepared by

| Name | STEPHENSON, LACKEY & HOLMAN | Address |
|---|---|---|

First Federal Building
Nashville, Tennessee 37219

18,750.00
WARRANTY DEED

FROM
W. R. FOUST AND WIFE,
MILDRED C. FOUST

TO
ROGER G. GROOMS, JR. AND
WIFE, SUSAN M. GROOMS

C 0 0 2 5 5

IDENTIF. REFERENCE

MAR 29 2 55 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219