ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James G. Grooms (NAME)	The Lomas & Nettleton Company (NAME)	15D 20410
1426 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	72-4
Nashville, Tennessee, 37216 (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia, 23451 (CITY) (STATE) (ZIP CODE)	206

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and No/100- DOLLARS,
Cash in hand paid by James G. Grooms, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 27, 1970, and filed for record August 31, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4442, Page 241, and note of even date thereby secured, in the original principal amount of $15,000.00, payable to Murphree Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of Larry J. Searcy and wife, Bettye M. Searcy, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. We.,

LARRY J. SEARCY AND WIFE, BETTYE M. SEARCY,

have bargained and sold, and by these presents do transfer and convey unto the said
JAMES G. 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 Lot No. 2 on the Map of a re-subdivision of Part of Country Club Estates, as of record in Book 1424, Page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 70 feet on the west side of Ardee Avenue, and runs back between lines 221.44 feet on the north line and 210.38 feet on the south line to a dead line in the rear, measuring 70.87 feet.

Being property conveyed to Larry J. Searcy and wife, Bettye M. Searcy, by deed from Robert C. Goodwin and wife, Mary C. Goodwin, of record in Book 4442, Page 239, Register's Office for said County.

unimproved ( )
This is improved (x) property, known as 1426 (House Number) Ardee Avenue (Street)
(P. O. Address) Nashville, Tennessee, (City or Town) 37216 (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 Twenty-Fifth day of May, 1973.

Larry J. Searcy

Bettye M. Searcy

BOOK 4711 PAGE 967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry J. Searcy and wife, Bettye M. Searcy,

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 Madison, Tennessee, this 25th day of May, 19 73.

My commission expires May 17, 1975 Notary Public Lloyd W. Pate

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 as such .

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 $ 16,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James G. Grooms

Sworn to and subscribed before me
this 25th day of May, 19 73.

My commission expires May 17, 1975 Notary Public Lloyd W. Pate

This instrument was prepared by:

Frank P. Reynolds, Atty., American Trust Bldg., Nashville, Tennessee.

Name Address

MAY30 CONV 16,500.00
MAY30 STAX A* 42.90
MAY30 PRFEE A* .50
MAY30 MDEED A* 4.00 * 47.40

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WARRANTY DEED

FROM LARRY J. SEARCY AND WIFE,

TO BETTYE M. SEARCY,

JAMES G. GROOMS.

C 0 8 6 4 1

IDENTIF. REFERENCE

MAY 30 11 18 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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