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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 $ 25,500.00

Terry W. Bonham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 73

Belinda Elwell
Notary Public

MY COMMISSION EXPIRES: 11/8/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 521 Stahlman Building Nashville, Tennessee 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Bonham et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	15D-26275
4911 Ruskin Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	6-4
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	24

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, Otis Groom and wife, Hazel H. Groom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry W. Bonham and wife, Delois B. Bonham

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:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by John B. Kohl, III, Surveyor, dated 19 October 1973, as follows:

BEGINNING at a point in the westerly margin of Ruskin Avenue, formerly Marina Avenue, at the northeast corner of Lot No. 7 on the Plan of M. C. McGaughey's First Haysboro Subdivision, as of record in Book 843, page 23, Register's Office for said County; thence with the north line of said Lot No. 7, North 79° 05' West, 227.1 feet, passing the northwest corner of said Lot No. 7 at 222.9 feet; thence North 26° 30' East, 121.7 feet to a point; thence South 79° 05' East, 131 feet to a point in the southwest margin of a 50-foot unnamed street; thence with the margin of the same, South 17° 35' East, 130 feet to a point; thence South 11° 34' West, 3.5 feet to a point in the original terminus of Marina Avenue (now Ruskin Avenue) at the northwest intersection of Ruskin Avenue; thence North 79° 05' West, 4.2 feet to the poing of the beginning.

BEING the same property conveyed to Otis Groom and wife, Hazel H. Groom, by deed from Vernon F. Way, Sr., and wife, Maxine Way, of record in Book 2995, page 147, said Register's Office, and by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 4001, page 11, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (XX) property, known as 4911 Ruskin Avenue Nashville, Tennessee 37216 unimproved ( )
(House Number) (Street) (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 hands this 19th day of October, 19 73

Otis Groom

Hazel H. Groom

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otis Groom and wife, Hazel H. Groom

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 19th day of October 19 73

Commission expires 11/8/75

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

file in box # 4

WARRANTY DEED

FROM
OTIS GROOM, ET UX

TO
TERRY W. BONHAM, ET UX

G 2 9 1 3 2

IDENTIF. REFERENCE

OCT 24 3 11 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT24 CONV 25,500.00
OCT24 S TAX A* 66.30
OCT24 PR FEE A* .50
OCT24 WDEED A* 4.00 * 70.80