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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MINNIE D. SOWELL

TO

RICHARD A. GROOMS

For draftsman's use

Prepared by
Morris Lemmon, Atty
Stahlman Bldg
Nash. Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Grooms (NAME)	Same (NAME)	
3224 Torbett Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-10
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	366

(FOR REGISTER'S USE)

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T
IDENTIF. REFERENCE

MAR 28 8 58 AM '74

FELIX A. WINSTEAD, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 4,000.00 Richard A. Grooms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 74.

Mary U. Brown
Notary Public

MY COMMISSION EXPIRES My Commission Expires Feb. 13, 1977
(AFFIX SEAL)

For and in Consideration of the sum of

----Four Thousand and no/100------ DOLLARS

cash in hand paid by Richard A. Grooms, the receipt of which is by me acknowledged,

I, Minnie D. Sowell have bargained and sold, and by these presents do transfer and convey unto the said Richard A. Grooms his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County, described as follows:

Beginning on the southerly margin of Hydes Ferry Pike or Buchanan at the common corner of Lots Nos. 4 and 5; thence with the line between said lots, southerly 158 feet to a point at the common corner of Lots Nos. 4, 5, 32 and 33 on said plan; thence with the line between Lots 4, 33 and 34 westerly to the westerly margin of 24th Avenue North; thence with margin of the same, northwesterly 161.9 feet to a point in the southerly margin of Hydes Ferry Pike or Buchanan Street, thence with the southerly margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Minnie Sowell, by deed from Dr. A. P. Johnson, Sr., and wife, Saide Ruth Johnsen, of record in Book 4142, page 764, Register's Office for said County; the said Minnie Sowell having since remarried and now being Minnie D. Sowell.

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This is { unimproved / improved } property, known as _____ (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 Richard A. Grooms his heirs and assigns, forever.

And I do covenant with the said Richard A. Grooms that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Minnie D. Sowell do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Richard A. Grooms, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of March, 1974.

Minnie D. Sowell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Alice Brown, a Notary Public in and for said County and State, the within named Minnie D. Sowell the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 19 74.

Mary Alice Brown, Notary Public.

Commission expires My Commission Expires Feb. 13, 1977

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 himself 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 himself as _____.

MAR 28 CONV *4,000.00
MAR 28 STAX A* 10.40
MAR 28 PR'FEE A* .50
MAR 28 WDEED A* 4.00 * 14.90

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____