ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	75-4
(STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Par. 132
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	4D-65010

WARRANTY DEED

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

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

APR-4 MISC A* 4.00 * 4.00

I, Jerry M. Grooms,

have bargained and sold, and by these presents do transfer and convey unto the said Charlene L. Grooms, the Grantee herein, her heirs and assigns, all my right, title and interest in and to

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

Being Lot No. 343 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

Said lot fronts 85 feet on the northerly margin of Phoenix Drive and runs back 154 feet on the easterly line and 146.26 feet on the westerly line to a dead line in the rear on which it measures 97.23 feet.

Being the same property conveyed to Jerry M. Grooms and wife, Charlene L. Grooms, by deed from Viking Homes, Inc., of record in Book 4655, page 629, said Register's Office.

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

This conveyance is subject to a first mortgage loan due First Federal Savings & Loan Association of Nashville, of record in Book 4655, page 631, said Register's Office.

unimproved ( )
This is improved (x) property, known as 4725 Phoenix Drive, Hermitage, Tennessee 37076
(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 28 day of ~~November~~ Feb, 19~~73~~ 74

Jerry M. Grooms

BOOK 4802 PAGE 782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John V. Wimmer, Jr., a Notary Public in and for said County and State, the within named Jerry M. Grooms, unmarried,

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of ~~November~~ Feb, 19~~73~~74

My commission expires 5-7-74 Notary Public John V. Wimmer Jr.

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 $ 13,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charlene L. Grooms
Charlene L. Grooms

Sworn to and subscribed before me this 2nd day of ~~November~~ March, 1974.

My commission expires 2-1-75 Notary Public Virginia R. Runion

This instrument was prepared by
STEPHENSON, LACKEY & HOLMAN
Name — ~~First Federal Building~~ Nashville, Tennessee ~~37219~~ — Address

WARRANTY DEED
FROM
JERRY M. GROOMS
TO
CHARLENE L. GROOMS

C 4 8 5 5 0.

IDENTIF. REFERENCE

APR 4 2 38 PM '74

FELIX Z. MILLS REGISTER
DAVIDSON COUNTY, TENN.

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