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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 $

$21,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 1974.

Notary Public Thomas J. Haynes

MY COMMISSION EXPIRES: 11-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Groves (NAME)	Thomas & Hill, Inc. (NAME)	13DA30850
645 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	59-11
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	252

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, Thomas Senter, Sr., and James Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Groves et ux Susie Groves

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:

BEING Lot No. 576, Haynes Manor, Section 4, of record in Book 4175, Page 90, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas Senter, Sr., and James Tucker by deed of record in Book 4618, Page 867, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any easement and restrictions of record.

This is unimproved ( ) improved (X) property, known as 645 Rowan Drive, Nashville, Tennessee 37207
(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 10th day of July, 1974

Thomas Senter, Sr.

Thomas Senter, Sr.

James R. Tucker

James Tucker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas J. Haynes, a Notary Public in and for said County and State, the within named Thomas Senter, Sr. and James Tucker

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 10th day of July 1974

Commission expires 11-8-77

Thomas J. Haynes 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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

C 6 3 1 4 9

WARRANTY DEED

FROM

THOMAS SENTER, SR. AND

JAMES TUCKER

TO

MARVIN GROVES ET UX

SUSIE GROVES

IDENTIF. REFERENCE

JUL 16 10 32 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUL 16 74	CONV	21,350.00			
JUL 16 74 S'TAX			A*	55.38	
JUL 16 74 PR'FEE			A*	.50	
JUL 16 74	W'DEED		A*	4.00	* 59.88

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207