BOOK 4847 PAGE 673

Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth L. Groomes, et ux	Home Federal Savings and Loan Assn.	162-1-120
(NAME)	(NAME)	113
Colemont Drive	L + C Tower	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $56,000.00 to Home Federal Savings and Loan Association of Nashville, secured by a Deed of Trust to Attorneys Title Company, Inc., Trustee, of record in Book 4718, Page 199, Register's Office for Davidson County, Tennessee.

We, Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises,

have this day bargained and sold, and do hereby transfer and convey unto the said

Kenneth L. Groomes and wife, Ludine E. Groomes, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the plan of Tusculum Gardens, as of record in Book 4660, Page 35, Register's Office for Davidson County, Tennessee.
SAID Lot No. 13 fronts 72.43 feet on the Westerly side of Colemont Drive and extends back 131.9 feet on the Northerly line and 224.98 feet on the Southerly line to a dead line measuring 109.7 feet thereon.
Said Lot 14 beginning at a point in the Westerly margin of Colemont Drive, said point being the common corner of Lots 13 and 14, thence with a line between the same West 131.9 feet to the corner of Lots Nos. 14 and 15, thence with the line between Lots Nos. 14 and 15 North 115.6 feet to a point in the Southerly margin of Garden View Court; thence East along said margin 74.36 feet to a point in the beginning of a curve, thence around said curve with a radius of 25 feet, Southeast 37.50 feet to a point in the Westerly margin of Colemont Drive, thence with the same Southeast 73.47 feet to the point of beginning.
Being the same property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises, by deed from Ralph Stevens and Melvin Jones, a partnership, d/b/a American Homes, of record in Book 4748, Page 197, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $66,

Subscribed and sworn to before me, this the 28 day of August 1974

Affiant

My commission expires: 1-29-77 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as Colemont Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Kenneth L. Groomes and wife, Ludine E. Groomes, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23 *day of* AUGUST, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry Pace
Jean L. Pace
Ralph Stevens
Melvin Jones

Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises

BOOK 4847 PAGE 674

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JAMES K THOMAS, a Notary Public in and for said County and State, Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises

the within named bargainors, 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 23 day of August, 1974.

James K Thomas
Notary Public

Commission expires 2/19/78

JAMES K. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....self 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 .....self as.....

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

.....Notary Public

Commission expires.....

~~RECORD~~ ~~CONV~~ ~~66,000.00~~ * ~~.00~~

AUG28'74	CONV	66,000.00			
AUG28'74	S'TAX		A*	171.60	
AUG28'74	PR'FEE		A*	.50	
AUG28'74	W'DEED		A*	4.00	* 176.10

WARRANTY DEED

FROM

RALPH STEVENS, ET AL,

TO

KENNETH L. GROOMES, ET UX,

C 6 9 1 0 6

IDENTIF. REFERENCE

AUG 28 3 16 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238