WARRANTY DEED

BOOK 4848 PAGE 540

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
J. Andrew Newman etux (NAME)	J. Andrew Newman etux (NAME)	Map 97-9
632 Larchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	632 Larchwood Drive (STREET ADDRESS)	Parcel 1
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37214 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Harold C. Groves and wife, Dorothy Garrison Groves

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

J. Andrew Newman and wife, Eleanor F. Newman

certain real estate in Davidson County, Tennessee, as follows: their ~~xxxxx~~ heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 24, Hickory Bend Subdivision, Section 7, as of record in Book 3600, page 29, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Larchwood Drive at the common corner of Lots Nos. 23 and 24; thence westwardly with the line between said two lots, 229.9 feet to a point; thence north 39° 34' east, 170.60 feet to a point in the southerly margin of Oak Cliff Drive; thence eastwardly with said margin of said Drive 170 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southeastwardly around said curve 39.27 feet to a point in the westerly margin of Larchwood Drive; thence southwardly along said Drive 142 feet to the point of beginning.

Being the same property conveyed to Harold C. Groves and wife, Dorothy Garrison Groves by deed from Thurman Homebuilding Corporation, of record in Book 4171, page 144, Register's Office for Davidson County, Tennessee.

By this conveyance upon the death of one of the grantees, the other grantee becomes the sole owner of the above described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 30 day of August 1974

My commission expires: Nov. 16, 1974 (Affix Seal)

J. Andrew Newman
Eleanor F. Shotwell
Notary Public

ELEANOR F. SHOTWELL NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is improved (X) unimproved ( ) property, known as 632 Larchwood drive, Nashville, Tenn. 37214 (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 J. Andrew Newman and wife, Eleanor F. Newman, their ~~xxxxxx~~ 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said J. Andrew Newman and wife, Eleanor F. Newman, their ~~xxxxxx~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30 day of August, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Harold C. Groves
x Dorothy Garrison Groves

This Instrument Was Prepared By
Dewey W. Pedigo
of The Law firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Geneva K. Shotwell, a Notary Public in and for said County and State, Harold C. Groves and wife, Dorothy Garrison Groves

the within named 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 30 day of August, 19 74

Geneva K. Shotwell
Notary Public

GENEVA K. SHOTWELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires Nov. 16, 1974

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 _____

AUG 30 74	CONV	29,500.00				
AUG 30 74	S'TAX		A*	76.70		
AUG 30 74	PR'FEE		A*	.50		
AUG 30 74	W'DEED		A*	4.00	*	81.20

WARRANTY DEED

FROM
HAROLD C. GROVES, ET UX

TO
J. ANDREW NEWMAN, ET UX

C 6 9 4 7 0

IDENTIF. REFERENCE

AUG 30 3 30 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON