ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4851 PAGE 539	MAP-PARCEL NUMBERS:
(NAME)	(NAME) UNION AT FOURTH	96-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE TN 37219	164 Pat
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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,

receipt of which is hereby acknowledged; we,

SEP 12 77 CONV 28,000.00
SEP 12 77 S'TAX A* 72.80
SEP 12 77 PR'FEE A* .50
SEP 12 77 W'DEED A* 4.00 * 77.30

JOHN S. GROOM AND WIFE, PATRICIA GROOM,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES S. DOZIER AND WIFE, BETTY L. DOZIER

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

Being Lot No. 199 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 199 fronts 112.1 feet on the westerly side of Lorna Drive and runs back 121 feet on the north line and 175.3 feet on the south line, to a dead line, measuring 90 feet thereon.

Being the same property conveyed to John S. Groom and wife, Patricia Groom, by deed from John T. Powell and wife, as of record in Book 3972, page 98, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 415 Lorna Drive, Nashville, Tennessee, 37214
(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 11th day of September, 1974.

JOHN S. GROOM PATRICIA GROOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Groom and wife, Patricia Groom,

the bargainor, 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 11th day of September, 1974.

My commission expires 1-17-77 Notary Public

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 $ 28,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

John S. Groom

Sworn to and subscribed before me this 11th day of September, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:
This instrument prepared by

Name	Address
STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

— File 1st Fed —

WARRANTY DEED

FROM JOHN S. GROOM AND WIFE, PATRICIA GROOM

TO JAMES S. DOZIER AND WIFE, BETTY L. DOZIER

C70882

IDENTIF. REFERENCE

SEP 12 2 10 PM '74

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219