ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4851 PAGE 545	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	94-12
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	18 2nd
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (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,

CHARLES W. STEWART AND WIFE, KATHLEEN K. STEWART

have bargained and sold, and by these presents do transfer and convey unto the said JOHN STANLEY GROOM AND WIFE, PATRICIA L. GROOM

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

Being Lot No. 46 on the Plat of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

BEGINNING at a point in the northerly margin of Tulip Hill Drive, at the common front corner of Lots 45 and 46; thence with the line between said two lots northerly 148.4 feet to a concrete monument; thence easterly 180.5 feet to a point in the westerly margin of Clovernook Drive; thence with the margin of the same southerly 93.72 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 37.77 feet to a concrete monument in the northerly margin of Tulip Hill Drive; thence with the margin of the same westerly 141.50 feet to the point of beginning.

Being the same property conveyed to Charles W. Stewart and wife, Kathleen K. Stewart, by deed from James E. Adams, as of record in Book 3222, page 381, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 280 Clovernook Drive, Nashville, Tennessee 37210
(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.

CHARLES W. STEWART KATHLEEN K. STEWART

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES W. STEWART AND WIFE, KATHLEEN K. STEWART

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 1-12-77 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 $ 37,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Patricia L. Groom

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

My commission expires 1-12-77 Notary Public _____

This instrument was prepared by:
This instrument prepared by

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

SEP 12 CONV 37,500.00
SEP 12 S'TAX A* 97.50
SEP 12 PR'FEE A* .50
SEP 12 W'DEED A* 4.00 * 102.00

FILE ISN FEE

WARRANTY DEED

FROM CHARLES W. STEWART AND WIFE, KATHLEEN K. STEWART

TO JOHN STANLEY GROOM AND WIFE, PATRICIA L. GROOM

C 70884

IDENTIF. REFERENCE

SEP 12 2 12 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