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

BOOK 4878 PAGE 478

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth L. Groomes, et ux	Investment Planning &	
(NAME)	Management Corp. (NAME)	
4270 Sweeden Drive	P. O. Box 70	4D34829
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Brentwood, TN 37027	
(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 $31,000.00 to Murfreesboro Federal Savings and Loan Association, secured by a Deed of Trust to R. H. Donnell, Trustee, of record in Book 4496, Page 57, Register's Office for Davidson County, Tennessee,

Grantor, Diversified Equities, Inc.,

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 Lot No. 8 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, Register's Office for said County, to which Plan reference is here made for a more particular description thereof.

BEING the same property conveyed to Diversified Equities, Inc., by deed from S & J Enterprises, Inc. of record in Book 4862, Page 676, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 31st day of December, 19 74

Affiant: Judy McCurley, Pres.

My commission expires: 11-12-78 (Affix Seal)

Notary Public: Frances B Gibson

This is (unimproved) (improved (XX) property, known as 4270 Sweeden 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. Grantor *covenant* S *that* it is *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.

Grantor *further covenant* S *and bind* S itself/its *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 its *hand this* 31st *day of* December, 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.*

Diversified Equities, Inc.

By: Judy McCurley, Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Marion B. Wilson, *a Notary Public of the State and County aforesaid, personally appeared* Judy M. Turley, *with whom I am personally acquainted, and who, upon oath, acknowledged* herself *to be* President .....*of the* Diversified Equities, Inc. .....*the within named bargainor, a corporation, and that* she *as such* .....*being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* herself *as* President.

Witness my hand and seal, at office in Brentwood, Tenn., *this* 31st *day of* December, *19* 74

Marion B. Wilson *Notary Public*

Commission expires 11-12-78

STATE OF TENNESSEE ★ MARION B. WILSON NOTARY PUBLIC AT LARGE

DEC 31 74 CONV 40,000.00
DEC 31 74 S'TAX A* 104.00
DEC 31 74 PR'FEE A* .50
DEC 31 74 W'DEED A* 4.00 * 108.50

WARRANTY DEED

FROM

DIVERSIFIED EQUITIES, INC.

TO

KENNETH L. GROOMES, ET UX,

C 8 3 0 0 1

IDENTIF. REFERENCE

DEC 31 1 52 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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