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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$15,950.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 19 75

_____ Notary Public

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Groves (NAME)	The Chamberlain Company (NAME)	6DA 37401
520 Patterson Street (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay St. at Oak (STREET ADDRESS)	Map 133-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP)	Parcel 48

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Neal Tidwell et ux Dorothy Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Groves et ux Tanna E. Groves

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the easterly 42½ feet of Lot No. 68 and the westerly 16 feet of Lot No. 67 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office, Davidson County, Tennessee.

SAID parts of said two lots adjoin and front together 58½ feet on the northerly side of Patterson Street and extend back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Neal Tidwell et ux Dorothy Tidwell by deed from C. E. Tidwell et ux Imogene A. Tidwell of record in Book 2392, page 83, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 520 Patterson Street, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 9th day of April, 19 75

x Neal Tidwell
Neal Tidwell

Dorothy Tidwell
Dorothy Tidwell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal Tidwell et ux Dorothy Tidwell

the 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 9th day of April 19 75

Commission expires 5/10/75

Patsy A. Rath
Notary Public

Patsy A. Rath

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

C 94025

WARRANTY DEED

FROM
NEAL TIDWELL ET UX

TO
JAMES A GROVES ET UX

IDENTIF. REFERENCE

APR 14 8 42 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 12

APR 14 75	CONV	15,950.00			
APR 14 75	S'TAX		A*	41.34	
APR 14 75	PR'FEE		A*	.50	
APR 14 75	W'DEED		A*	4.00	* 45.84