FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

X Robert L. Smith
Affiant Robert L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 75

Robert L. Wells
Notary Public Robert L. Wells

MY COMMISSION EXPIRES: 4-5-76
(AFFIX SEAL)

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. Smith et ux (NAME) | NATIONAL MORTGAGE COMPANY (NAME) | Map 51-3 |
| 504 Vantrease Road (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Parcel 18 |
| Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP) | Memphis, Tn. 38118 (CITY) (STATE) (ZIP) | |

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, FRED EUGENE GROOMS and wife, ALICE GROOMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. SMITH and wife, MARGARET E. SMITH

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 westerly 20 feet on the northerly part of Lot No. 1 of Block "D" on the Map of Marthonna Subdivision, not of record and part of an unnumbered tract immediately west of said lot, described as follows:

BEGINNING on the southerly margin of Marthonna Road, south, formerly Exell Road, South, at the northwest corner of the property conveyed to Bill L. Bryan and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2535, page 81, Register's Office for said County; thence with the southerly margin of Marthonna Road, South, north 86 degrees 02 minutes West 132 feet to the northwest corner of the property conveyed to J. A. Gillem, Jr., and wife, by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2489, page 451, said Register's Office; thence with Gillem's easterly line, South 4 degrees 13 minutes West 210 feet; thence South 86 degrees 02 minutes, 132 feet to the westerly line of the Bryan Land; thence with said line, North 4 degrees 13 minutes East 210 feet to the BEGINNING.

BEING the same property conveyed to Fred Eugene Grooms and wife Alice Grooms by deed from Dr. Robert Pilkinton of record in Book 4586, page 120, Register's Office for said County.

This conveyance, however, is subject to any and all easements and rights of way of public record.

This is improved (X) unimproved ( ) property, known as 504 Vantrease Road, Madison, Tn. 37115
(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 seised 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 hands this 27th day of March, 19 75

Fred Eugene Grooms X
Fred Eugene Grooms

Alice Grooms X
Alice Grooms

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert L. Wells, a Notary Public in and for said County and State, the within named Fred Eugene Grooms and wife, Alice Grooms

the 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 27th day of March, 19 75.

Commission expires 4-5-76

Robert L. Wells
Robert L. Wells Notary Public

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

WARRANTY DEED

FROM
FRED EUGENE GROOMS et ux

TO
ROBERT L. SMITH et ux

RETURN TO:
DELTA TITLE COMPANY
SUITE 100 - 1100 KERMIT DRIVE
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

C 94065

IDENTIF. REFERENCE

APR 14 9 30 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| APR 14 75 | CONV | 44,000.00 | | |
| APR 14 75 | S'TAX | | A* 114.40 | |
| APR 14 75 | PR'FEE | | A* .50 | |
| APR 14 75 | W'DEED | | A* 4.00 | * 118.90 |