FORM NO. WD-1

BOOK 4903 PAGE 993

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1975.

Notary Public

MY COMMISSION EXPIRES: 6-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. LANCE, etux	FIRST FEDERAL SAVINGS & LOAN ASSN.	#12D-88040
(NAME)	(NAME)	
2704- 12th Avenue South	Union at Fourth Avenue North	Map 59-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, Tennessee 37219	Parcel 72
(CITY) (STATE) (P. O. ZIP)	(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, THOMAS R. GROVES and wife, MARGARET E. GROVES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. LANCE and wife, LYDE ELLA LANCE,

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:

LAND in Davidson County, Tennessee, being Lot No. 294 on the Plan of Section 2, Haynes Manor, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 294 fronts 64 feet on the south side of Rowan Drive and extends back 170.3 feet on the east line and 128.7 feet on the west line, to a dead line in the rear on which it measures 101.80 feet.

BEING the same property conveyed to Thomas R. Groves and wife, Margaret E. Groves, by deed from Cumberland Builders, Inc., a Tennessee Corporation, as of record in Book 4241, page 454, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions and setback lines, if any, any and all zoning regulations, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to First Federal Savings and Loan Association of Nashville, in the original principal amount of $14,750.00, of record in Book 4241, page 456, Register's Office for Davidson County, Tennessee.

Thomas R. Groves and Thomas R. Groves, Sr., are one and the same person.

This is improved XXX unimproved ( ) property, known as 733 Rowan Drive, Nashville, Tennessee
(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 hands this 14th day of June, 1975

Thomas R. Groves

Margaret E. Groves

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 Thomas R. Groves and wife, Margaret E. Groves,

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 14th day of April, 1975.

Commission expires 11-8-75

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
THOMAS R. GROVES, etux

TO
ROBERT F. LANCE, etux

C 94216

IDENTIF. REFERENCE

APR 15 9 44 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 15 75	CONV	17,500.00			
APR 15 75	S'TAX		A*	45.50	
APR 15 75	PR'FEE		A*	.50	
APR 15 75	W'DEED		A*	4.00	* 50.00