BOOK 4911 PAGE 455

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,100.00

x Ronald P. Groover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 75

Corene L. Baker
Notary Public

MY COMMISSION EXPIRES: 4-23-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald P. Groover (NAME)	Mortgage Associates, Inc. (NAME)	04D 33295
4002 Plantation Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 75-9
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 194

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, LARRY CROSSLIN and wife, CONNIE CROSSLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD P. GROOVER and wife, KATHRYN H. GROOVER

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. 1146 on the plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for said County.

SAID Lot No. 1146 fronts 82.04 feet on the northerly margin of Plantation Drive and runs back between lines, measuring 156.94 feet on the easterly line and 150.0 feet on the westerly line to a dead line in the rear, measuring 71.76 feet thereon.

BEING the same property conveyed to Larry Crosslin and wife, Connie Crosslin by deed from Fitzhugh L. Ellis and wife, Vera M. Ellis of record in Book 4743, page 720, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4002 Plantation Drive, Hermitage, Tennessee 37076
(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 8th day of May, 19 75

Larry Crosslin

Connie Crosslin

STATE OF TENNESSEE
Davidson County

BOOK 4911 PAGE 456

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY CROSSLIN and wife, CONNIE CROSSLIN

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 8th day of May 19 75.

Commission expires 4-23-78

Corinne B. Baker
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
LARRY CROSSLIN ET UX

TO
RONALD P. GROOVER ET UX

C 97765

IDENTIF. REFERENCE

MAY 9 4 13 PM '75

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAY-9	CONV	29,100.00			
MAY-9	S'TAX		A*	75.66	
MAY-9	PR'FEE		A*	.50	
MAY-9	W'DEED		A*	4.00	* 80.16

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Ayb

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201