WARRANTY DEED

BOOK 4917 PAGE 593

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John C. Groomes and wife, Sue Lawrence Groomes	Fidelity Federal Savings & Loan Association	103-9
(NAME)	(NAME)	#61
851 Kendall Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings and Loan Association and secured by a deed of trust of record in Book 4276, page 863, and re-recorded in Book 4286, page 594, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

HENRY T. HOFFMAN and wife, NORMA HOFFMAN

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN C. GROOMES and wife, SUE LAWRENCE GROOMES

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the south part of Lot No. 67 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Register's Office for said County.

Said part of Lot No. 67 fronts 174.89 feet on the northerly side of Kendall Drive and extends back 375 feet on the easterly line and 370.01 feet on the westerly line to the southerly line of the rear 100 feet of said lot marked "Water Tank Site", and measuring 150 feet more or less thereon.

Being the same property conveyed to Henry T. Hoffman and wife, Norma Hoffman, by deed from Leo R. Kelsch and wife, Cleora Kelsch, of record in Book 4276, page 861, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,650.00

Subscribed and sworn to before me, this the 2nd day of June, 19 75

John C. Groomes
Affiant

My commission expires 4/27/77
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 851 Kendall 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

JOHN C. GROOMES and wife, SUE LAWRENCE GROOMES

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 for 1975 taxes, restrictions of record in BK.2335, page 382, plan of record in BK. 2133, page 96, said register's office

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN C. GROOMES and wife, SUE LAWRENCE GROOMES

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2nd day of June, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry T. Hoffman
Henry T. Hoffman

Norma Hoffman
Norma Hoffman

Norma Hoffman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Henry T. Hoffman and wife, Norma Hoffman

the within named 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* 2nd *day of* June, *19* 75

Commission expires 4/27/77 *Notary Public*

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUN-2 75 CONV 68,650.00
JUN-2 75 S'TAX A* 178.36
JUN-2 75 PR'FEE A* .50
JUN-2 75 M'DEED A* 4.00 * 182.86

WARRANTY DEED

FROM
Henry T. Hoffman et ux
TO
John C. Groomes et ux

D 0 0 6 3 7

IDENTIF. REFERENCE

JUN 2 11 20 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Return to Gail Pigg
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238