ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas G. Walls Jr. (NAME)	Lomas & Nettleton Co (NAME)	72-4-8
1407 Jakes Ave. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ----------$10.00---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged and the agreement by Grantee to assume and pay the unpaid balance of a note dated, May 6, 1965, to United Mortgage Servicing Corporation, the original amount of $13,550.00, filed for record in Book 3889, page 311, Register's Office for Davidson County, Tennessee.

We, GORDON LEE GROOVER, SR. AND WIFE, KATHRYN L. GROOVER have bargained and sold, and by these presents do transfer and convey unto the said

THOMAS G. WALLS JR. AND WIFE, ELIZABETH D. WALLS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 1 on the Plat of a Subdivision of Lots Nos. 5 and 6 of the East Nashville Golf Club Subdivision, as of record in Book 547, page 6, Register's Office for Davidson County, Tennessee.

BEGINNING at the northeast corner of Jakes Avenue and Golf Street (formerly Golf Club Road); thence with said Avenue northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots north 53-1/2 degrees east 141.6 feet, more or less, to the northwest corner of the property conveyed to Walter Young by deed from Louise C. Sandefur and husband, of record in Book 1788, page 529, said Register's Office; thence along a fence line southwardly 99.9 feet to the northerly margin of Golf Street; thence with said street south 53-1/2 degrees west 138.6 feet, more or less, to the beginning.

Being the same property conveyed to Gordon Lee Groover, Sr. and wife, Kathryn L. Groover by deed from Louise C. Sandefur, of recordin, Book 3889, page 310, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1407 Jakes Avenue (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of June, 19 75.

Gordon Lee Groover Sr — Kathryn L Groover

GORDON LEE GROOVER, SR. KATHRYN L. GROOVER

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sandra L. Nolan, a Notary Public in and for said County and State, the within named Gordon Lee Groover, Sr. and wife, Kathryn L. Groover

the bargainor, 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 23rd day of June, 19 75

My commission expires 7-27-77 Notary Public Sandra L. Nolan

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas B. Walls, Jr.

Sworn to and subscribed before me
this 23rd day of June, 19 75.

My commission expires 7-27-77 Notary Public Sandra L. Nolan

This instrument was prepared by:

Name	Address
C. H. Briley, Jr., Atty.	P. O. Box 2645 Nashville, Tennessee 37219

JUN 23 CONV 35,000.00
JUN 23 S'TAX A* 91.00
JUN 23 PR'FEE A* .50
JUN 23 WDEED A* 4.00 * 95.50

G-240682 dh

WARRANTY DEED

FROM Gordon Lee Groover, Sr. etux

TO Thomas B. Walls, Jr. etux

D04034

IDENTIF. REFERENCE

JUN 23 4 13 PM '75

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.