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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Foster Brewer & wife (NAME)	THIRD NATIONAL BANK (NAME)	
4118 Eden Avenue (STREET ADDRESS OR ROUTE NUMBER)	MORTGAGE LOAN DEPARTMENT (STREET ADDRESS)	131-3 135
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37244 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-three Thousand----------
----------($33,000.00)----------
DOLLARS

cash in hand paid by Barry Foster Brewer and wife, Deborah B. Brewer, the grantees herein, we, REID B. GROOMES, KENNETH L. GROOMES, and IRIS L. GROOMES, and REID B. GROOMES, executor under the Will of Lelia Bolling Groomes, deceased,

AUG 19[illegible]	CONV	33,000.00			
AUG 19[illegible]	STTAX		A*	85.80	
AUG 19[illegible]	PRFEE		A*	.50	
AUG 19[illegible]	WDEED		A*	8.00	* 94.30

have bargained and sold, and by these presents do transfer and convey unto the said BARRY FOSTER BREWER and wife, DEBORAH B. BREWER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 65 on the Plan of Green Hills Subdivision No. 2, which Plan is of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 65 fronts seventy-two (72) feet six (6) inches on the easterly side of Eden Avenue and runs back on lines one hundred fifty (150) feet to a dead line on which it shows seventy (70) feet, the southerly margin of said Lot being the northerly margin of Shackleford Road.

Being the same property conveyed to Reid T. Groomes and wife, Lelia Mai Bolling Groomes, by deed from Martin T. Poe and wife, Hazel Poe of record in Book 1403, page 401, Register's Office of said County.

The said Reid T. Groomes died January 28, 1974, a resident of Davidson County, Tennessee. The said Lelia Mai Bolling Groomes died July 6, 1975, a resident of Davidson County, Tennessee, and her Will of record in Will Book 114, page 192, Probate Court, Davidson County, Tennessee, devised said property to her children Reid B. Groomes, Kenneth L. Groomes and Iris L. Groomes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,000.00

Subscribed and sworn to before me, this the [illegible] day of August 19[illegible]

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

This instrument was prepared by LOWE WATKINS, Attorney

unimproved ( )
This is improved ( ) property, known as 4118 Eden Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barry Foster Brewer and wife, Deborah B. Brewer, their *heirs and assigns, forever.*

And we *do covenant with the said* Barry Foster Brewer and wife, Deborah B. Brewer *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.* , except for 1975 taxes which have been prorated and are assumed by grantees.

And Reid B. Groomes, Kenneth L. Groomes and Iris L. Groomes, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Barry Foster Brewer and wife Deborah B. Brewer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 18th *day of* August, *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.*

Reid B Groomes
Reid B. Groomes, executor of the Estate of Lelia Bolling Groomes, deceased.

Reid B Groomes
Reid B. Groomes

Kenneth L. Groomes
Kenneth L. Groomes

Iris L. Groomes
Iris L. Groomes

This instrument was prepared by LOWE WATKINS, Attorney
14th Floor American Trust Building, Nashville, Tenn. 37201

This instrument was prepared by LOWE WATKINS, Attorney
14th Floor American Trust Building, Nashville, Tenn. 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mildred Gant, *a Notary Public in and for said County and State, the within named* Reid B. Groomes, Kenneth L. Groomes, and Iris L. Groomes,

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* 18th *day of* August, *19* 75.

Mildred L. Gant, *Notary Public.*

NOTARY PUBLIC CLAIBORNE COUNTY TENNESSEE

Commission Expires 4-23-79

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

#3269

Mortg

WARRANTY DEED

FROM

TO

This instrument was prepared by LOWE WATKINS, Attorney
14th Floor American Trust Building, Nashville, Tenn. 37201

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

D I 1 7 4 6

IDENTIF. REFERENCE

Aug 19 10 14 AM '75

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