BOOK 4970 PAGE 688 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Arena K. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 1975.

Notary Public

MY COMMISSION EXPIRES: 11-12-79
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Arena K. Groves (NAME)	Fidelity Federal Savings & Loan (NAME)	
lot 83, Oak Park S/D (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	60-3
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	106 Part

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, RICHARD P. PRICE AND WIFE, DEANNA PRICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: ARENA K. GROVES, DIVORCED

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. 83 on the Plan of Oak Park Subdivision, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the common front corners of Lots Nos. 84 and 83 in the southeasterly margin of Larkspur Drive; thence with the line between said Lots southeastwardly 115.80 feet to a concrete monument at the common rear corner of Lots Nos. 82, 83, and 84; thence with the line between Lots 82 and 83 southwestwardly 97.99 feet to the northeasterly margin of Oak Valley Drive; thence with said margin of said Drive northwestwardly 118.0 feet to a concrete monument at the beginning of a curve with a radius of 25.0 feet; thence around said curve northwestwardl 40.60 feet to a concrete monument in the southeasterly margin of Larkspur Drive; thence with the margin of same northeasterly 89.35 feet to the beginning.

Being the same property conveyed to Richard P. Price and wife, Deanna Price by deed from Oak Park Developers, Inc., of record in Book 3879, page 146, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved ( ) improved (X) property, known as 163 Oak Valley Dr., Nashville, Tennessee 37207
(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 hand s this 11th day of November, 19 75

Richard P. Price Deanna Price

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C. Armstead, a Notary Public in and for said County and State, the within named Richard P. Price and wife, Deanna Price

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 11 day of November 1975

Commission expires 11-13-77

C. Armstead
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

510262-9

WARRANTY DEED

FROM
Richard P. Price and wife,
Deanna Price

TO
Arena K. Groves, Divorced

D 24198

IDENTIF. REFERENCE

Nov 13 9 47 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 13	CONV	40,000.00			
NOV 13	S'TAX		A*	104.00	
NOV 13	PR'FEE		A*	.50	
NOV 13	W'DEED		A*	4.00	* 103.50

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