BOOK 4987 PAGE 934

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marie E. Groom	Community Federal Savings & Loan Association	
(NAME)	(NAME)	82-3
207 Cleveland Street	2701 Jefferson Street	142 pt
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207	Nashville, Tn. 37208	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One thousand five hundred & 00/100 ($1,500.00) DOLLARS

cash in hand paid and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4979 Page 304, Registers Office for Davidson County, Tennessee.

We, Thomas N. Gray, Herbert E. Phillips, and John A. Birdsong

have bargained and sold, and by these presents do transfer and convey unto the said Marie E. Groom

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

Property commonly known and carrying street address of 207 Cleveland Street, Nashville, Tennessee, with a four room and bath frame house thereon.

Being Lot No. 4 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in book 332, Page 40, of the Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of Cleveland Street, formerly Joy Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas N. Gray, Herbert E. Phillips, and John A. Birdsong by deed from Sam E. Wallace, Trustee, of record in book 4979, Page 302 said Register's Office.

The above described property is being sold as is.

JAN 13 ~~20~~	CONV	11,750.00			
JAN 13 ~~20~~ S'TAX			B*	30.42	
JAN 13 ~~20~~ PR'FEE			B*	.50	
JAN 13 ~~20~~	W'DEED		B*	4.00	* 34.92

unimproved ( )
This is improved (X) property, known as 207 (House Number) Cleveland (Street)
207 Cleveland Street (P. O. Address) Nashville, Tn. (City or Town) 37207 (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 9th day of January, 1976.

Herbert E. Phillips

John A. Birdsong

Thomas N. Gray

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Notary Public, a Notary Public in and for said County and State, the within named Thomas N. Gray, Herbert E. Phillips, John A. Bridsong

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, this 13th day of January, 1976.

My commission expires February 11, 1976 Notary Public

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 $11,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Marie E. Groom

Sworn to and subscribed before me this 13th day of January, 1976.

My commission expires February 11, 1976 Notary Public

This instrument was prepared by:

Clarence Elkins, Atty At Law — 113 Walnut Street, Smyrna, Tn.
Name — Address

From information furnished by the Parties.

WARRANTY DEED

FROM THOMAS N. GRAY ETAL

TO MARIE E. GROOM

D31903

IDENTIF. REFERENCE

JAN 13 11 42 AM '76

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

Mail