BOOK 5020 PAGE 839

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1976

Notary Public

MY COMMISSION EXPIRES: 3/30/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James I. Vance Berry, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Tate, et ux (NAME)	SAME (NAME)	Par. 08D76310
113 Groome Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DANIEL M. VAN SANT and wife, MILDRED F. VAN SANT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN TATE and wife, HELEN H. TATE,

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:

BEING Lot No. 50 on the Plan of Section VI, West Meade Farms, Inc., as of record in Book 2331, page 125, Register's Office for said County.

SAID Lot No. 50 fronts 147 feet on the westerly side of Groome Drive and runs back 396.3 feet on the northerly line and 438 feet on the southerly line to a dead line in the rear, measuring 158 feet.

BEING the same property conveyed to Daniel M. Van Sant and wife, Mildred F. Van Sant, by deed from J. E. Patterson and C. F. Fox, of record in Book 2693, page 609, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 2542, page 349, said Register's Office; SUBJECT to easements and setback lines contained in Owner's Certificate shown on Plan of record in Book 2331, page 125, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 113 Groome Drive, Nashville, Tennessee 37205
(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 hands this 30th day of April, 1976

Daniel M. Van Sant
DANIEL M. VAN SANT

Mildred F. Van Sant
MILDRED F. VAN SANT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Daniel M. Van Sant and Mildred F. Van Sant

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 30th day of April, 19 76

Commission expires August 8, 1979

Notary Public

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

WARRANTY DEED

FROM

DANIEL M. VAN SANT and wife,

MILDRED F. VAN SANT

TO

ALLEN TATE and wife, HELEN H. TATE

D 47188

IDENTIF. REFERENCE

APR 30 2 23 PM '76

REGISTER

CONV DAVIDSON CO. TENN.

APR 30	S'TAX	B*	191.1
APR 30	R'FEE	B*	.5
CO'D	W'DEED	B*	4.0
		*	19 60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.