Mail to

This instrument prepared by Lawrence D. Wilson, Attorney, North Harding Mall, Nashville, Tennessee, 37211

WARRANTY DEED BOOK 5023 PAGE 163

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Blevins, et ux,	Mortgage Associates, Inc.	11d-27450
(NAME: Joyce) 1405 Bain Drive	(NAME) P. O. Box 28146	34-14
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Atlanta, Georgia 30328	51
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and NO CENTS ($10.00) *Dollars,* cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the Grantees of an indebtedness in the original principal sum of $17,450.00, payable to Mortgage Associates, Inc., and secured by a Deed of Trust executed by Richard W. Groom and wife, Sue A. Groom, to Richard D. Cahoy, Trustee, of record in Book 4607, Page 59, R.O.D.C. It is understood that the escrow account in connection with said Deed of Trust is hereby transferred to the said Grantees.

We, Richard W. Groom, and wife, Sue A. Groom, hereinafter called the Grantors *have this day bargained and sold, and do hereby transfer and convey unto the said* James A. Blevins, and wife, Joyce A. Blevins, hereinafter called the Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 56 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 56 fronts 62 feet on the northwesterly side of Bain Drive and extends back 118 feet on the southwesterly line and 124.9 feet on the northeasterly lie to a dead line in the rear on which it measures 57.9 feet.

BEING the same property conveyed to Richard W. Groom, and wife, Sue A. Groom, by deed from Dan C. Ward, and wife, Agnes W. Ward, as of record in Book 4607, Page 57, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to the restrictions of record in Book 3405, Page 286, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 3rd day of May 19 76

Affiant

My commission expires: 11-17-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1405 Bain Drive (House Number) (Street) Madison, Tennessee 37115 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 3rd *day of* May, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard W. Groom

Sue A. Groom

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lawrence D. Wilson *a Notary Public in and for said County and State,* Richard W. Groom and Wife, Sue A. Groom

*the within named 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* 3rd *day of* May, *19* 76

Commission expires 11-17-76 — Notary Public

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 .....

WARRANTY DEED

FROM

Richard W. Groom, et ux, Sue

TO

James A. Blevins, et ux,

Joyce A. Blevins

D 48248

IDENTIFICATION REFERENCE

MAY 10 10 12 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAY10'76	CONV	23500.00			
MAY10'76 S'TAX			1*	61.10	
MAY10'76 RATIFEE			8*	.50	
MAY10'76	RECD		1*	4.00	* 65.60

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS