FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST 19 76

Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Derryberry (NAME)	Mortgage Associates, Inc. (NAME)	5DU 52648
5117 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	162-01
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	102

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, Kenneth L. Groomes et ux Ludine E. Groomes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Derryberry

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. 13 on the Plan of Tusculum Gardens, as of record in Plat Book 4660, Page 35, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Kenneth L. Groomes et ux Ludine E. Groomes by deed from Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace d/b/a Royal Enterprises as of record in Book 4847, Page 673, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 5117 Colemont Drive (House Number) (Street) Antioch, Tennessee (P. O. Address) (City or Town) 37013 (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 4TH day of AUGUST, 19 76

Kenneth L. Groomes

Ludine E. Groomes

STATE OF TENNESSEE
Davidson County

BOOK 5055 PAGE 71

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Groomes et ux Ludine E. 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 4TH day of AUGUST 1976.

Commission expires 1-29-79

Eadine Mott
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 6 2 2 4

WARRANTY DEED

FROM Kenneth L. Groomes

TO Joseph A. Derryberry

IDENTIF T REFERENCE

AUG 9 10 21 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Tube Book # 12

AUG-9 76	CONV	33,500.00			
AUG-9 76	S'TAX		B*	87.10	
AUG-9 76	PR'FEE		B*	.50	
AUG-9 76	W'DEED		B*	4.00	* 91.60