BOOK 5074 PAGE 211

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Erich B. Groos and	First Federal S. & L. Assn.	144-9
Wife, Margaret C. Groos	(NAME)	
6139 Hillsboro Road	236 4th Avenue North	FH-10360
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------*Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4493 , page 803, Register's Office for Davidson County.

We, Frank G. Witherspoon and wife, Loise C. Witherspoon

have this day bargained and sold, and do hereby transfer and convey unto the said Erich B. Groos and wife, Margaret C. Groos, their

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 1 and 2 on the Plan of Bransford Realty Company's Forrest Hill Subdivision, of record in Book 547, page 140, Register's Office for said County, and described according to a survey prepared by T. R. Sanford, Surveyor, on April 22, 1954; as follows:

Beginning at a corner post in the westerly margin of Hillsboro Pike at the common corner of Lots 2 and 3 on said subdivision; thence with a fence along the common boundary line between lots Nos. 2 and 3 north 50 deg. 21' west 760 feet to an iron pin; thence south 38 deg. 33' west 310.9 feet to an iron pin; thence south 53 deg. 57' east 760 feet to iron pin in the westerly margin of Hillsboro Pike; thence northeasterly with the margin of said Pike 263.5 feet to the point of beginning.

Being the same property conveyed to Frank G. Witherspoon and wife, Loise C. Witherspoon by deed from Amelia S. Webb and husband, M. S. Webb, recorded in Book 2278, page 22, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by the Grantees.
(2) Restrictive covenants contained in an instrument of record in Book 2278, page 22, Register's Office for Davidson County, Tennessee. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 29th day of September 19 76

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 6139 Hillsboro Road (House Number) (Street) P. O. Address: Nashville, Tennessee 37215 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Erich B. Groos and wife, Margaret C. Groos, 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,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Erich B. Groos and wife, Margaret C. Groos, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 29th day of September, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank G. Witherspoon

Loise C. Witherspoon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Frank G. Witherspoon and wife, Loise C. Witherspoon,

*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 29th *day of* September, *19* 76.

Commission expires 4/21/80

Mary Ensey
Notary Public

MARY ENSEY 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 .....

(cont.)
(3) Deed of Trust executed by Frank G. Witherspoon and wife, Loise C. Witherspoon to Louis R. Linx, Trustee, dated April 7, 1971, and recorded in Book 4493, page 803, Register's Office of Davidson County, Tennessee, to secure to First Federal Savings and Loan Association, the payment of a note for $40,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

OCT-1 76	CONV	90,000.00			
OCT-1 76	CONV	35,000.00			
OCT-1 76	S'TAX		B*	325.00	
OCT-1 76	P&F FEE		B*	.50	
OCT-1 76	W DEED		B*	4.00	* 329.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Frank G. Witherspoon et ux.

TO
Erich B. Groos et ux.

D 70700

IDENTIF. REFERENCE

OCT 1 12 57 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238