BOOK 5105 PAGE 926

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Groomes et ux	Same	
(NAME): Box 8 Brentwood, Tenn. 37027	(NAME):	11-5-5
(STREET ADDRESS OR ROUTE NUMBER): Nashville, ~~Tennessee~~	(STREET ADDRESS): Same	34 Pt
(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 considerations, the receipt of which is hereby acknowledged,

JAN 14 RF CONV 22,500.00
JAN 14 RF S'TAX B* 58.50
JAN 14 RF FR'FEE B* .50
JAN 14 RF W'DEED B* 6.00 * 65.00

I, JAMES E. PATTERSON d/b/a PATTERSON CONSTRUCTION & REALTY CO., *have bargained and sold, and by these presents do transfer and convey unto the said* KENNETH L. GROOMES and wife, LUDINE E. GROOMES, 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. 18 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the southerly margin of Vintage Place, the common front corner of Lots Nos. 18 and 19 on the Plan of Vintage Place, of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Vintage Place and with a curve to the right, a distance of 140.27 feet to a concrete monument; thence continuing with said southerly margin South 77° 35' East, a distance of 89.0 feet to an iron pin, being the common front corner of Lots Nos. 18 and 17; thence leaving said southerly margin of Vintage Place South 10° 25' West, a distance of 300.0 feet to a concrete monument; thence South 26° 55' West, a distance of 544.4 feet to a concrete monument in the northerly margin of the Husband property; thence leaving the Husband property line North 11° 57' East, a distance of 526.2 feet to a concrete monument; thence North 6° 53' West, a distance of 288.0 feet to the point of beginning.

This instrument prepared by:
SCHULMAN, FRITZE & LEROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Affiant

Subscribed and sworn to before me this the 14 day of JAN 1977

Notary Public

My commission expires: 5-2-77

(Affix Seal)

Being part of the same property conveyed to James E. Patterson d/b/a Patterson Construction and Realty Company, by deed from Hilary H. Osborn and wife, of record in Book 4596, page 303, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 4704, page 991, Register's Office for Davidson County, Tennessee; owner's certificate, a 50-foot setback line from Vintage Place, anchor easements and overhang easements and a 10-foot public utility and drainage easement on the extreme southerly line of said lot and a provision for an 18 inch corrugated metal pipe for driveway, as shown on plan of record in Book 4460, page 148, said Register's Office.

Evelyn Patterson, wife of the said James E. Patterson, joins in the execution of this instrument for the purpose of releasing and conveying any interest therein which she might have by reason of the marital status.

Unimproved (X)
This is improved ( ) property, known as Vintage Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH L. GROOMES and wife, LUDINE E. GROOMES, their *heirs and assigns, forever.*

And I *do covenant with the said* Kenneth L. Groomes and wife, Ludine E. Groomes, *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth, and taxes for the year 1977, subject to which this conveyance is executed,

And I, James E. Patterson d/b/a Patterson Construction & Realty Co., *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth L. Groomes and wife, Ludine E. Groomes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* January, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Patterson d/b/a Patterson Construction & Realty Co.

Evelyn Patterson

BOOK 5105 PAGE 928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Connie Hesse, a Notary Public in and for said County and State, the within named James E. Patterson d/b/a Patterson Construction & Realty Co., and wife, Evelyn Patterson,

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 7th day of January, 1977.

Connie Hesse, Notary Public.

Commission Expires 5-2-77.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

D8249