BOOK 5139 PAGE 107

This Instrument Prepared By:
DAVID B. HERBERT
Cit[illegible]e, Kelley, Herbert & Crawford
23[illegible] Floor, L & C Tower
Nas[illegible]ville, Tennessee 37[illegible]

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-15-307	Ms. Shirley Ann Brooks	National Mortgage Company 4041 Knight Arnold Road Memphis, Tenn. 38118
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 76459
15DA-38314	1433 Riverside Drive	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated June 25, 1976, in the original sum of $22,950.00, payable to National Mortgage Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Tony M. Groves and wife, to Delta Title Company Trustee, as of record in Book 5040, page 164,

TONY M. GROVES and wife, GLENDA S. GROVES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SHIRLEY ANN BROOKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 3 on the Map showin the subdivision of the Bradford and McClure Lands, being a resubdivision of certain lots in Brownsville Plan as of record in Book 21, page 9, as follows:

BEGINNING at an iron pin in the southeast intersection of Riverside Drive, and McKinnie Avenue; thence with the margin of Riverside Drive south 43 degrees west 150 feet to a point; being the northwest corner of the lot conveyed to Paul V. Guiles and wife, by deed from G. J. Ingraham and wife, as of record in Book 2346, page 3; thence with the Guiles northerly line, southeasterly 182 feet to a point; thence north 2 degrees east 234 feet to a stake in the southerly margin of McKinnie Avenue; thence with the margin of the same, southwesterly 22.7 feet to the point of beginning.

Being the same property conveyed to Tony M. Groves and wife, Glenda S. Groves, by deed from Larry T. Bennett and wife, Virginia M. Bennett, as of record in Book 5040, page 162.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1977 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of April, 19 77

Tony M. Groves
Tony M. Groves

Glenda S. Groves
Glenda S. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Tony M. Groves and wife Glenda S. Groves

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, the 22nd day of April, 1977.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

APR22F CONV 27,321.02
APR22F STAX B* 70.98
STATE OF _____ APR22F PRFEE B* .50
COUNTY OF _____ APR22F WDEED B* 4.00 * 75.48

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,321.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April 1977

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

E00137

IDENTIF. REFERENCE

APR 22 2 44 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TONY M. GROVES AND WIFE

TO

SHIRLEY ANN BROOKS

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~14th Floor, 3rd National Bank Bldg.~~
Nashville, Tennessee 37219

David M. Herbert
23rd Floor, L & C Tower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public