Prepared By:

BOOK 5163 PAGE 448

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-7-53	Mr/Mrs Edwin A. Groves	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5DU-55228	125 Shihmen Court, Antioch	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), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby considered, and in the further consideration of the assumption of and agreement by the Grantees herein to pay, the present balance now due, plus future interest, on a certain note in the original principal sum of $23,950.00 payable to Guaranty Mortgage Company under the terms and conditions as setforth therein, said note being secured by a deed of trust executed by William Bradley Hodges and wife, Linda D. Hodges, to Herschel Greer, Trustee, said note having been endorsed to Home Federal Savings & Loan Association of Nashville; we,

RONNIE L. BERRY AND WIFE, CAROL BERRY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWIN A. GROVES AND WIFE, LINDA J. GROVES

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:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Antioch Park, Section II, as of record in Book 3842, page 240.

Said Lot No. 230 fronts 75.1 feet on the southwesterly margin of Shihmen Court and extends back 150.0 feet on the northwesterly line and 150.0 feet on the southeasterly line, to a line in the rear on which it measures 75.08 feet.

Being the same property conveyed to Ronnie L. Berry and wife, Carol Berry, by deed from James C. Watkins and wife, Martha B. Watkins, of record in Book 4874, page 269, said Register's Office.

This conveyance is made subject to restrictions, easements, and setback lines of record, if any.

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.

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 14th day of December, 1976.

Ronnie L. Berry
RONNIE L. BERRY

Carol Berry
CAROL BERRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ronnie L. Berry and wife, Carol Berry, 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 14th day of December, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____

COUNTY OF _____

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

DAVIDSON COUNTY, TN NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 33,398.30 Amount

Douglas A. Brace

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 76

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL)

Margaret Kelley
Notary Public

E 09982

WARRANTY DEED

DBH:jpr

FROM

RONNIE L. BERRY & WIFE

CAROL BERRY

TO

EDWIN A. GROVES AND WIFE,

LINDA J. GROVES

IDENTIF. REFERENCE

JUN 20 2 08 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
DAVID B. HERBERT
25nd Floor, L & C Tower
Nashville, Tennessee 37219

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

JUN20 7 DEED 33,398.30

STATE OF TENNESSEE JUN20 7 S'TAX B* 86.84

COUNTY OF DAVIDSON JUN20 7 PR'FEE B* .50

JUN20 7 M'DEED 4.00 * 91.34

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