BOOK 5241 PAGE 357 To Be Corrected

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of December, 19 77, by and between

THOMAS J. GROVE AND WIFE, MARY ANN GROVE, of the first part, and

LARRY R. COOK AND WIFE, BRENDA L. COOK, of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said part of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said part ies of the second part the following described real estate, situated and being in Nashville the County of Davidson, State of Tennessee.

Lot 404 on the Plat of Candlestick Farms, Section 4, as of record in Book 3600, Page 71, Register's Office of Davidson County, Tennessee

SAID Lot No. 404 fronts 90.5 feet on the easterly side of Brewer Drive and extends back 237.1 feet on the northerly line and 216.7 feet on the southerly line to a broken line in the rear measuring 115.4 feet thereon.

BEING the same property conveyed to Thomas J. Grove and wife, Mary Ann Grove, by deed from Robert E. Garrett, and wife, June H. Garrett, of record in Book 4765, page 470, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3811, page 978 and amended in Book 3822, page 75, said Register's Office; easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part ies of the second part, their heirs and assigns in fee simple forever.

And the said part ies of the first part do hereby covenant with the said part ies of the second part that they are lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same: that the same is unencumbered.

And that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said part ies of the first part the day and year first above written.

Thomas J. Grove
THOMAS J. GROVE

Mary Ann Grove
MARY ANN GROVE

STATE OF ~~TENNESSEE~~ GEORGIA COUNTY OF SHELBY COBB

On this 23rd day of December, 19 77, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas J. Grove & Mary Ann Grove to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires: 5/15/81

Notary Public

FOR REGISTAR'S USE ONLY

State Tax .$

Clerks Fee $ .50

Total ....$

Paid
Deputy County Court Clerk

Revenue Stamps $

ST

The following information is not a part of this Deed.

Property Address 684 Brewer Drive
Nashville, TN

Mail Tax Bill to The Lomas & Nettleton Co.
P. O. Box 964
Virginia Beach, Virginia 23451

This Instrument prepared by:
FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

FILE IN BOX 4

SECURITY TITLE CO., INC.

MEMPHIS, TENNESSEE

AGENTS FOR

Mississippi Valley Title Insurance Company

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WARRANTY DEED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 39,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of December, 19 77.

C.E. 6-7.80

E 45259.

IDENTIF. REFERENCE

JAN 9 12 25 PM '78

FELIX Z. [illegible] REGISTER
DAVID [illegible]

JAN-9[illegible]	CONV	39,300.00			
JAN-9[illegible]	S'TAX		B*	102.18	
JAN-9[illegible]	PR'FEE		B*	.50	
JAN-9[illegible]	W'DEED		B*	4.00	* 106.68

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