DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

BOOK 5243 PAGE 310

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64000.00

James M Fischer Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Jan 19 78

Madison Daniels
Notary Public

MY COMMISSION EXPIRES: 4/26/78
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, [illegible] & ROBINS
[illegible] PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS F. GROOMS ET UX (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	42-7-115
651 HERITAGE DR. (STREET ADDRESS OR ROUTE NUMBER)	4041 KNIGHT ARNOLD ROAD (STREET ADDRESS)	
MADISON, TN. (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TENN., 38118 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES M. FISCHER, JR., AND WIFE, MARY V. FISCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS F. GROOMS, & WIFE, DEBRA C. GROOMS

HEREINAFTER CALLED THE GRANTEES, 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. 14 on the Plan of Heritage Village, Section Two, of record in Plat Book A460, Page 160, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James M. Fischer, Jr., and wife, Mary V. Fischer by virtue of a warranty deed of record in Book 4781, Page 392 of the register's office of said county.

This conveyance, however, is subject to any and all easements and rights of way of public record and to Restrictions of record in Book 4424, Page 740 of the said register's office.

This is unimproved ( ) improved (X) property, known as 651 HERITAGE DR., MADISON, TN.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of Jan, 19 78

James M Fischer Jr
JAMES M. FISCHER, JR.

x Mary V Fischer
MARY V. FISCHER

STATE OF TENNESSEE
DAVIDSON County

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Personally appeared before me, Mrs Wilson D Lynch, a Notary Public in and for said County and State, the within named Jay M Fischer Jr & Mary W. Fischer

the bargainor, 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 5 day of Jan. 19 78

Commission expires 4/26/78

Mrs Wilson D Lynch
Notary Public

STATE OF TENNESSEE
County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

E 46137

IDENTIF. REFERENCE

JAN 16 9 25 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 16 78	CONV	64,000.00			
JAN 16 78	S'TAX		B*	166.40	
JAN 16 78	PR'FEE		B*	.50	
JAN 16 78	W'DEED		B*	4.00	* 170.90

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217