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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,384.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1978.

E. Barnes
Notary Public

~~MY COMMISSION EXPIRES:~~ ~~[illegible]~~ Sept 8.

(AFFIX SEAL)

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Grooms, et ux (NAME)	Fed. Fin. Mortg. Corp. (NAME)	104 - 5
3705 Meadowbrook, Ave., (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Pkwy. Suite700 (STREET ADDRESS)	204
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga., 30339 (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~~ I, James G. Holladay, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Grooms and wife, Linda G. Ashford

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. 439 on the Map of Richland Realty Company's Subdivision, Division C, as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 439 fronts 50.0 feet on the southerly margin of Meadowbrook Avenue and runs back 205.0 feet on the easterly line and 210.0 feet onthe westerly line to an alley in the rear, on which it measures 70.0 feet.

Being the same property conveyed to James G. Holladay, Unmarried, by deed from Cyril D. Merkling and wife, Alice S. Merkling, of record in Book 5245, page 605, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and agree to pay the unpaid balance of a note to Federated Financial Mortgage Corp., secured by a deed of trust on the herein described property, of record in Book 5245, page 607, said Register's Office.

This is ( ) unimproved (XX) improved property, known as 3705 Meadowbrook, Ave., Nashville, Tenn. 37209
(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 26th day of July, 1978

James G Holladay
(James G. Holladay) Unmarried

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Holladay, an unmarried man

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July 19 78

Commission expires 2-28-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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
JAMES G. HOLLADAY, UNMARRIED

TO
THOMAS A. GROOMS, ET UX
LINDA G. ASHFORD

E 7.9331

IDENTIF. REFERENCE

JUL 27 3 28 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File #7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 27 78	CONV	47,384.59			
JUL 27 78	S'TAX		B*	123.24	
JUL 27 78	PR'FEE		B*	.50	
JUL 27 78	W'DEED		B*	4.00	* 127.74