This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5385 PAGE 887

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon E. Musgrove, Jr. and wife, Melanie S. Musgrove	Third National Mortgage Company	133-7-75
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Leon E. Musgrove, Jr. and wife, Melanie S. Musgrove and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles O. Groves and wife, Dora M. Groves

have this day bargained and sold, and do hereby transfer and convey unto the said Leon E. Musgrove, Jr. and wife, Melanie S. Musgrove

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 27 on the Map of Norma Heights, as of record in Book 1835, page 36, Register's Office for said County.
Said Lot No. 27 fronts 60 feet on the easterly side of Norma Drive and runs back between lines, 203.91 feet on the northerly line and 203.88 feet on the southerly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Charles O. Groves and wife, Dora M. Groves, by deed from Shirley Randall, of record in Book 4372, page 380, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a 20-foot easement along the easterly or rear line for public utilities, 50-foot setback line from Norma Drive, and conditions of Owner's Certificate of record in Book 1835, page 36, said Register's Office and restrictive covenants of record in Book 1968, page 583, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 28,500.00

Subscribed and sworn to before me, this the 16th day of January 1979

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3704 Norma Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 16th *day of* January, *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Chas O Groves
Charles O. Groves

Dora M. Groves
Dora M. Groves

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Charles O. Groves and wife, Dora M. Groves

the within named 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* 16th *day of* January, *19*79.

Doris E. Moran *Notary Public*

Commission expires 8-12-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

JAN 16 79	CONV	28,500.00			
JAN 16 79	S'TAX		B*	74.10	
JAN 16 79	PR'FEE		B*	.50	
JAN 16 79	W'DEED		B*	4.00	* 78.60

WARRANTY DEED

FROM
Charles O. Groves and wife,
Dora M. Groves

TO
Leon E. Musgrove, Jr. and wife,
Melanie S. Musgrove

F. 0 9 9 1 5.

IDENTIF. REFERENCE

JAN 16 3 17 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627