FORM NO. WD-1

9670 07/27 158.60- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Michael G. Harper
Affiant

58,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 1979.

Notary Public

MY COMMISSION EXPIRES: 4-27-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael G. Harper (NAME) | Molton, Allen & Williams, Inc. (NAME) | MAP 75-6 |
| 2948 Chevy Hills Dr (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 10025 (STREET ADDRESS) | PAR 112 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Birmingham, AL 35202 (CITY) (STATE) (ZIP) | 4D-34829 |

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 Kenneth L. Groomes and wife Ludine E. Groomes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Harper and James A. Harper

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:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kenneth L. Groomes and wife, Ludine E. Groomes, by deed from Diversified Equities, Inc., of record in Book 4678, page 476, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is { } unimproved { } improved property, known as 4270-4272 Sweden Drive (House Number) (Street) Hermitage, TN 37076 (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 our hand(s) this 26TH day of JULY, 19 79

Kenneth L. Groomes

Kenneth L. Groomes

Ludine E. Groomes

Ludine E. Groomes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Groomes and wife Ludine E. Groomes

the bargainors, 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 26th day of JULY, 1979.

Commission expires 4-17-83

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
Kenneth L. Groomes

TO
Michael G. Harper

F. 42581

IDENTIFICATION REFERENCE

JUL 27 11 44 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5472 PAGE 305

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

5850.00- CO
152.10 CO TX
.50 PREP
6.00 WDED
CHECK 155.60-
9670A07/27/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-42581

IDENTIF. REFERENCE

JUL 27 11 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 700310