ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Groseclose	First Fed. S and L	25 W3810
(NAME)	(NAME)	
4112 Utah Ave.	4th and Union	Map 103-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	Par. 345
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5651 PAGE 99

For and in consideration of the sum of ($10.00)
Ten and no/100 DOLLARS

and other good and valuable consideration receipt of which is hereby acknowledged and for further consideration the grantee herein assumes and agrees to pay the remaining unpaid balance of a note in the original principal sum of $22,100.00 dated December 1, 1976 payable to the order of First Federal Savings and Loan Association and secured by deed of trust of record in Book 5093, Page 584, R.O.D.C., Tennessee.

I, Nancy J. Carty, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Groseclose, single,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 95 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 100 feet on the northerly side of Utah Avenue and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Basil Jay McClelland and wife, Ruby Mae McClelland, by Warranty Deed from Wilburn Carroll Allen and wife, Mrytle Allen, of record in Book 4723, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry B. Carty and wife, Nancy J. Carty, by deed from Basil J. McClelland and wife, Ruby Mae McClelland, of record in Book 5093, Page 582, R.O.D.C., Tenn. Said property is now vested in Nancy J. Carty solely by quitclaim deed from Terry B. Carty of record in Book ____, Page ____, R.O.D.C., Tenn.

unimproved ( )
This is improved ( ) property, known as 4112 Utah Avenue (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

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 8 day of SEPT, 19 80.

Nancy J. Carty
Nancy J. Carty

BOOK 5651 PAGE 100

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Angela M. Cartwright, a Notary Public in and for said County and State, the within named Nancy J. Carty

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 19 80.

My commission expires September 25, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 8th day of September, 19 80

My commission expires September 25,1983 Notary Public

This instrument was prepared by:
Graham B. Boyce, Atty., 2300 Hillsboro Road, Nashville, TN 37212
Name Address

2343 WARRANTY DEED 09/14 115.50 CHECK

FROM Nancy J. Carty

TO James R. Groseclose

FILE PIONEER TITLE CO.

Pioneer National Title Insurance Company
Public Square Building
341 4th Avenue North
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

SEP 15 2 56 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

G.D. 7828

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5651 PAGE 101

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CO
104.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
2343A09/15/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 7828

IDENTIF. REFERENCE

SEP 15 2 56 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 780208