7034 09/09 149.50- CHECK

BOOK 5792 PAGE 524

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

55,000.00

Cleo Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 19 81

Gene H. Flack
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo & Louise C. Groves (NAME)	Same (NAME)	81-11 Par. 325
425 B, Hart Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2W-28770
Nashville, Tn. 37206 (CITY) (STATE) (P O ZIP)	(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, Lemont Curry, Trustee, with full power to mortgage, sell, convey or otherwise encumber without the joinder of any other beneficiary.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleo Groves and wife, Louise C. Groves

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:

TR. 1. BEING the middle 1/3 of Lot No. 296 on the Plan of McGavock's Addition to the Town of Nashville, as of record in Book 21, page 41, said Register's Office.

Said part of said lot fronts 33-1/3 feet on the easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

TR. 2: BEING the south 33-1/3 feet of Lot No. 296 on the Plan of McGavock's Addition to the Town of Nashville, as of record in Book 21, page 41, said Register's Office.

SAID part of said lot fronts 33-1/3 feet on the east side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Lemont Curry, Trustee, with full power to mortgage, sell, convey or otherwise encumber without the joinder of any other benificiary, by deed from Johnnie D. Bond and wife, Bettye M. Bond of record in Book 5590, page 747, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to a Vendor's Lien retained in Installment Deed of record in Book 5455, page 144, payable to Eva R. Garfinkle.

TAXES for 1981 have been pro-rated and assumed by Grantees.

THIS conveyance subject to such Restrictive Covenants, easements and setback lines of record in said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1714 16th Avenue North Nashville, Tn 37208
(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 8th day of September, 19 81

Lemont Curry, Trustee

Lemont Curry, Trustee

BOOK 5792 PAGE 525

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lemont Curry, Trustee

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 8th day of September 19

Commission expires 4/24/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (himself) 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 (they)

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

Lemont Curry, Trustee

TO

Cleo Groves and wife,

Louise C. Groves

G 5 9 0 7 4

IDENTIF. REFERENCE

SEP 9 10 21 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5792 PAGE 526

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
			5-0[illegible].00-	CO
			143.00	CO TX
			.50	PRFEE
			6.00	ADDED
				CHECK 149.50-
			7034405/25/81 CHG	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

659074

IDENTIF. REFERENCE

SEP 9 10 21 AM '81

FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TENN.

No. 842568