Prepared by: Hall, Bedford & Nichols
Suite 201, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet E. Groom, unmarried		MAP 142-4A
Unit No. 146 (NAME) Belle Forest Condominiums	(NAME) Same	PARCEL 146
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	9D-3788
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------
Ten and no/100 ----- ($10.00) ----------
cash in hand paid and other good and valuable considerations, the *Dollars,* receipt of which is hereby acknowledged

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J. Mark Gingles, unmarried and Chris L. Gingles, married as Tenants in Common

have this day bargained and sold, and do hereby transfer and convey unto the said

Janet E. Groom, unmarried

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

Being Unit No. 146 in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property to J. Mark Gingles, unmarried and Chris L. Gingles, married, as Tenants in Common, by deed from Thomas C. Scott, Trustee, of record in Book 5477, page 358, Register's Office, Davidson County, Tennessee.

This conveyance is subject to terms and conditions as set forth in the contract for purchase between the parties hereto. Said contract is incorporated herein, attached hereto as Exhibit "A", and is made a part of this deed by reference as fully as if copied herein verbatim.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 15 day of December 19 81

Affiant Janet E. Groom

My commission expires: 10-15-83 (Affix Seal)

Notary Public Barry W. Bedford

This is unimproved ( ) improved (X) property, known as Unit No. 146, Belle Forest Condominiums, Nashville, TN
(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.

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 15th *day of* December, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(J. Mark Gingles) (Chris L. Gingles)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* J. Mark Gingles, unmarried and Chris L. Gingles, married as Tenants in Common

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, *in* Tennessee, *this* 15th *day of* December, *19* 81

Barry W. Beaman
Notary Public

Commission expires 10-15-83

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 .....

WARRANTY DEED

FROM

J. MARK GINGLES, UNMARRIED

~~AX~~

AND CHRIS L. GINGLES, MARRIED

TO

JANET E. GROOM, UNMARRIED

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

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CONTRACT FOR SALE OF REAL ESTATE

This contract of sale made this 15th day of December, 1981, by and between J. MARK GINGLES and CHRIS L. GINGLES, hereinafter called the Sellers, and JANET E. GROOM, hereinafter called the Buyer;

W I T N E S S E T H:

That the Sellers in consideration of the sum of No Dollars as earnest money and in part payment of the purchase price have this day sold and do hereby agree to convey by a good and valid warranty deed to said Buyer, or to such person as she may in writing direct, the following described real estate in Davidson County, Tennessee, known as Unit No. 146 Belle Forest Condominiums, Old Hickory Boulevard, Nashville, Tennessee (complete legal description at closing).

CONSIDERATION: Buyer agrees to purchase said real estate and to pay therefor the total sum of Thirty-Nine Thousand Five Hundred and No/100 ($39,500.00) Dollars, upon the following terms: Three Thousand and No/100 ($3,000.00) Dollars, payable on or before the end of the 24th month from date of closing, with interest at the rate of 10% per annum, balance subject to the following terms: Sellers to retain a mortgage for the balance of $36,500.00 for 24 months with interest only payable monthly at the rate of 14% per annum. Buyer shall retain the right to pay off part or the entire indebtedness without a prepayment penalty.

If Buyer should lose her present employment or receive a 20% reduction in gross earnings, this contract at the option of Buyer can be cancelled and treated as a one (1) year's lease, payable at the rate of $350.00 a month. Buyer also shall have the option to cancel this contract if she is unable to obtain ~~9~~ permanent financing within the 24-month period following closing. If Buyer exercises any of the above mentioned options, Sellers shall return all of the payments made toward the $3,000.00 down payment heretofore mentioned.

A termite inspection will be made and any damage or active infestation will be corrected at Seller's expense.

All window dressings and draperies to remain. All appliances including refrigerator, dishwasher and stove to remain.

TITLE INSURANCE: The Sellers or their agent, at Sellers expense, agree to make application for title insurance with Sellers' choice on the above property and if, after examination by this Company the title is found insurable the Buyer hereby agrees to accept a title policy issued by said Company in its usual form.

ADJUSTMENTS TO BE MADE AT TIME OF CLOSING

(1) Seller's Escrow Deposits - Not applicable.

(2) Taxes for Current Year - to be prorated; back taxes paid by Sellers.

(3) Sellers' Fire Insurance - to be cancelled; new policy to be purchased by Buyer with Sellers named as mortgagee/loss payee.

(4) Possession to be given date of closing. Sale to be closed soon as possible.

(5) Attorney's Fees to be split between Sellers and Buyer.

Conveyance to be subject to existing Building Restrictions and/or Zoning Ordinances.

Sellers to bear risk of hazard loss to date of deed.

Buyer Janet E. Groom Seller [signature]

Seller [signature]

Deed property to: Janet E. Groom, unmarried

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF December, 1981.

[signature]
NOTARY PUBLIC

My Commission Expires: 10-15-83

RUSH

G 72158

IDENTIFICATION REFERENCE

DEC 15 2 19 PM '81

FELIX A. JOHNSON III REGISTER
DAVIDSON COUNTY, TENN.

3239 12/15 115.20- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5830 PAGE 879

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
			39500.00- CO	
			102.70 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 115.20-	
3238A	12/15/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 72158

IDENTIF. REFERENCE

DEC 15 2 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 858154