Form No. WD-1

BOOK 5849 PAGE 880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$146,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 82

Notary Public

MY COMMISSION EXPIRES: 4/8/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Roger G. Grooms, Jr. etux (NAME)	First Tennessee Bank (NAME)	TH-21446
1876 Laurel Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	Map 145-10
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38101 (CITY) (STATE) (ZIP)	Parcel 8

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, Robert L. Hayes and Mary H. Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger G. Grooms, Jr. and wife, Deborah W. Grooms

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:

Being Lot Nos. 87 and 87-A on the Plan of Laurel Ridge, Section 4, of record in Book 3500, page 71, Register's Office for said County.

Said Lot No. 87 fronts 185 feet along the northerly margin of Laurel Ridge Drive and runs back 300 feet on its westerly line and 300 feet on its easterly line to a line at the rear, measuring 185 feet thereon. Said Lot No. 87-A fronts 201.29 feet along the irregularly curing southerly margin of Laurel Ridge Drive and runs back between converging lines 185 feet on its southerly line and 50 feet on its easterly line, to a point at the rear.

BEING the same property conveyed to Robert L. Hayes and wife, Mary H. Hayes by deed from Albert W. Schroeder and wife, Patricia Jones Schroeder, of record in Book 4562, page 908, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to easements, certain notes and conditions of owner's certificate of record in Book 3500, page 71, and restrictive covenants of record in Book 3675, page 416, as amended in Book 3679, page 81, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1876 Laurel Ridge Drive, Nashville, TN 37215
(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 our hand (S) this 5th day of February, 19 82

ROBERT L. HAYES: Robert L. Hayes

MARY H. HAYES: Mary H. Hayes by Robert Hayes Attorney in Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Hayes

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 5th day of February, 1982

Commission expires My Commission Expires Oct. 15, 1983

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ 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, and corporation, and that (he) 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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
ROBERT L. HAYES AND
MARY H. HAYES

TO
ROGER G. GROOMS, JR. AND WIFE,
DEBORAH W. GROOMS

G 79004

IDENTIF. REFERENCE

FEB 8 9 26 AM '82

FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Robert L. Hayes, to me known to be the person who executed the foregoing instrument in behalf of Mary H. Hayes and acknowledged that he executed the same as the free act and deed of said Mary H. Hayes.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1982.

Notary Public

My Commission Expires:

My Commission Expires Oct. 15, 1983

CHECK 02/08 395.10 1646

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			146000.00- CO	
			379.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	386.10-
			1646A02/08/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G79004

IDENTIF. REFERENCE

FEB 8 9 26 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 866221