This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

NT-252-14

BOOK 5167 PAGE 802

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 15th day of June, 1983, between

Thomas F. Grooms and wife, Debra C. Grooms

of the County of DAVIDSON, and State of TENN. as party or parties of the first part, hereinafter called Grantor, and

Wayne E. Allen and wife, Thelma Allen,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Being Lot No. 14 on the Plan of Heritage Village, Section Two, of record in Plat Book A460, Page 160, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James M. Fischer, Jr., and wife, Mary V. Fischer by virtue of a warranty deed of record in Book 4781, Page 392 of the register's office of said county.

Subject to easements and restrictions of record, if any. Recorded in Book 4424, page 740, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas F. Grooms and wife, Debra C. Grooms, by deed from James M. Fischer, Jr. and wife, Mary V. Fisher, of record in Book 5243, page 310, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to National Mortgage Company of record in Book 5243, page 310, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

H83683

T IDENTIF. REFERENCE

Nov 1 10 PM '83

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

11/01 186.50- CHECK

3408

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Wayne E. Allen and wife 651 Heritage Drive Madison, TN 37115	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118	42-7 115 11D-42494

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Thomas Fletcher Grooms
THOMAS F. GROOMS

Debra C. Grooms
DEBRA C. GROOMS

STATE OF TEXAS
COUNTY OF ~~Collin~~ DALLAS

On this the 13th day of June, 1983 before me personally appeared THOMAS FLETCHER GROOMS AND DEBRA C. GROOMS to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Edith Richard
Notary Public

My Commission Expires:

2-4-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wayne E. Allen

Subscribed and sworn to before me on this the 31st day of October, 1983.

Notary Public

My Commission Expires:

11-17-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6167 PAGE 804

RECEIVED OF _____

FOR _____

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
			70000.00- CAMT.	
			182.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	189.50-
9408A	11/01/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H83683

IDENTIF. T REFERENCE

Nov 1 | 10 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 990339