WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James G. Grooms, et ux.	same	5D36937
(NAME) 1426 Ardee Avenue	(NAME)	Map 174
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS)	Parcel 122
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00)----------
---------- *Dollars,*
cash in hand paid by James G. Grooms and wife, Shirley P. Grooms, the Grantees, to Martin Ray and wife, Katherine B. Ray, the Grantors, the receipt of which is hereby acknowledged, and other good and valuable considerations,

We, Martin Ray and wife, Katherine B. Ray, the Grantors, James G. Grooms and wife,
have this day bargained and sold, and do hereby transfer and convey unto the said
Shirley P. Grooms; the Grantees, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:
Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor #823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lot Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the south division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:
BEGINNING at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet East of the centerline of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S09°58'10"W 137.39' to an iron pin; thence continuing with the margin of said road S04°49'05"W 47.61' to an iron pin; thence leaving the margin of said road and severing the Culbertson property, S82°39'18"E 1,275.97' to an iron pin; thence N04°57'03"E 150.00' to an iron pin; thence N79°17'55"W 643.00' to an iron pin in a fence line; thence with fence N76°52'52"W 229.16' to an iron pin; thence with fence N80°49'31"W 49.30' to an iron pin; thence continuing with fence N88°10'02"W 223.57' to the point of beginning containing 5.39 acres more or less.
(Continued on reverse)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 27,900.00
Subscribed and sworn to before me, this the 4th day of December 19 84
My commission expires: 10-20-85 (Affix Seal)
Affiant: James G. Grooms
Notary Public: Phyllis Keenan

This is unimproved (X) improved ( ) property, known as Preston Road (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
James G. Grooms and wife, Shirley P. Grooms, the 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* James G. Grooms and wife, Shirley P. Grooms, the Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 4th *day of* December, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin Ray Jr
MARTIN RAY

Katherine B. Ray
KATHERINE B. RAY

CHEC K 12/06 79.04-3089

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin Ray and wife, Katherine B. Ray the within named bargainors, 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, Tennessee, this 4th day of December, 1984.

Phyllis Keesee
Notary Public

My Commission expires 10-20-85

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 _____

(Continued from front)

Being the same property conveyed to Martin Ray and wife, Katherine B. Ray, from John B. Gribble and wife, Barbara Sue Gribble by deed of record in Book 6154, page 947, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 5629, page 544, said Register's Office.

I 6 8 2 8 2

IDENTIF. REFERENCE

DEC 6 2 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
MARTIN RAY, et ux.

TO
JAMES G. GROOMS, et ux.

C. EDWARD COOMER
This Instrument prepared by
XXXXXXXXXXXXXX
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6442 PAGE 18

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
			27900.00- CAMT.	
			72.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.04-
			3089A12/06/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 2 8 2

IDENTIF. REFERENCE

Dec 6 2 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90973