WARRANTY DEED

BOOK 6533 PAGE 103

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual Consideration or Value whichever is greater for this transfer is $120,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF April 1985

_____
Notary Public

My Commission Expires: 8-31-85

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. James R. Groseclose Mr. William E. Lewis, Jr.	Same	104-8
3813 Rowland Drive		P 283
Nashville, TN 37205		2210-15720

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, LEE B. LONG and wife, MARJORIE EMMERT LONG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. GROSECLOSE and WILLIAM E. LEWIS, JR., Joint Tenants, with right of survivorship 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:

LAND in Davidson County, Tennessee, and BEING the southerly 55 feet of the easterly half of Lot No. 46 in O. B. Hayes' Plan of Large Lots called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 17th Avenue South, formerly Addison Street, on the line between Lots Nos. 46 and 55; thence northerly with the westerly margin of said Avenue 55 feet; thence at right angles westerly 157 1/4 feet, more or less to the easterly margin of an alley; thence southerly with the easterly margin of said alley, 55 feet to the line between said lots Nos. 46 and 55; thence easterly with said line 157 1/4 feet more or less, to the beginning.

BEING the same property conveyed to LEE B. LONG and wife, MARJORIE EMMERT LONG by Deed from THOMAS G. FOSTER of record in Book 4842, Page 508, Register's office for Davidson County, Tennessee.

AS part of the consideration for this conveyance, the GRANTEES assume and agree to pay the balance owing on a note in the original amount of $21,404.59 payable to FLORENCE MERRILL and husband, J. W. MERRILL and secured by a Deed of Trust executed by THOMAS G. FOSTER of record in Book 4693, Page 977, said Register's Office.

THIS CONVEYANCE includes the sale of a lawnmower and all appliances with the exception of air conditioners contained in said apartments.

This is ( )unimproved (x)improved property known as 1507 17th Avenue South, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 8th day of april, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LEE B. LONG

MARJORIE EMMERT LONG

STATE OF TENNESSEE

BOOK 6533 PAGE 104

COUNTY OF SUMNER

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named LEE B. LONG and wife, MARJORIE EMMERT LONG the bargainors, with whom I am personally acquainted, or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 8th day of april, 1985.

NOTARY PUBLIC

My Commission Expires: 8-31-85

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the _____ of the _____, the within named bargainor, a corporation and that _____ as such _____, 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 _____.

WITNESS my hand and seal at office at _____, Tennessee, on this the _____ day of _____, 198____.

NOTARY PUBLIC

My Commission Expires: _____

RECEIVED FOR REGISTRATION AND RECORDED IN SUMNER COUNTY, TN. APR 15 10 29 AM '85 IDENTIFICATION REFERENCE 19645

04/15/85 18.50- CHECK

7349

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6533 PAGE 105

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

120000.00- CAMT.
312.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 318.50-.
7849A04/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19645

IDENTIF. REFERENCE

APR 15 10 29 AM '85

FELIX Z. WILSON, II REGIS
DAVIDSON COUNTY, TN

No. 124786