FORM NO. WD-1

J1838 3

IDENTIF. REFERENCE T

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 3 3 47 PM '85

BOOK 6598 PAGE 997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 1985

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 20, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES J. FRIDDELL, POST OFFICE BOX 3046, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold C. Groves, et ux (NAME)	Fidelity Federal S & L Assoc. (NAME)	084-12
16 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 2588 (STREET ADDRESS)	
Nashville Tn 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219-9985 (CITY) (STATE) (ZIP)	

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, WILLIAM P. DUTTON and wife, DARLENE P. DUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD C. GROVES and wife, DOROTHY G. GROVES

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, being Lot No. 8 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County, as follows:

Beginning at a point on the southerly margin of Maplecrest Drive at the common corners of Lots Nos. 6 and 8; thence in a southerly direction along the line between said two lots, 150 feet to a point; thence in a westerly direction along the line between Lots Nos. 7 and 8, 160.9 feet to a point on the easterly margin of Fairway Drive; thence in a northerly direction along the east margin of Fairway Drive 96.86 feet to a point; thence continuing around a curve in a northerly and easterly direction 26.83 feet to a point on the southerly margin of Maplecrest Drive, 107.33 feet to the point of beginning.

Being the same property conveyed to Dr. William P. Dutton by deed from Richard K. Weldon and wife, Ramona V. Weldon, of record in Book 5163, page 38, said Register's Office.

Part of the consideration for this transfer is the assumption of a mortgage as of record in Book 5330 page 69 Register's Office of Davidson County, Tennessee, in the original principal amount of $24,350.00, in favor of Fidelity Federal Savings and Loan Association, Nashville, Tennessee.

This is unimproved ( ) improved (X) property, known as 21-23 Fairway Drive, Nashville, TN 37214
(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 1st day of July, 19 85

WILLIAM P. DUTTON
William P. Dutton

DARLENE P. DUTTON
Darlene P. Dutton

by Darlene P. Dutton P.O.A.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene P. Dutton and Darlene P. Dutton as Power of Attorney for William P. Dutton

the 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 1st day of July 1985

Commission Expires My Commission Expires Oct. 20, 1985

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

WARRANTY DEED

FROM

WILLIAM P. DUTTON AND WIFE,

DARLENE P. DUTTON

TO

HAROLD C. GROVES AND WIFE,

DOROTHY G. GROVES

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6598 PAGE 999

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

48000.00- CAMT.
124.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
4769A07/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1: 8 3 3

IDENTIF. REFERENCE

JUL 3 3 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151049