FORM NO. WD-1

BOOK 6827 PAGE 677

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Raymond C. Pruitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 1986.

Diane Barkfield
Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MASTIN G. SMITH (NAME) 808 BROADWAY NASHVILLE, TN 37203 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond C. Pruitt and wife, Edna Pruitt (NAME)	Same (NAME)	83-13
509 South 13th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	259
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(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~~ I, JOHN GROOMS, SR., a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND C. PRUITT and wife, EDNA PRUITT

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. 72 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office of Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the westerly side of South 13th Street, and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to John Grooms and wife, Ola Grooms by two deeds; one from E.K. Vaughan and wife, Hazel M. Vaughan, of record in Book 1640, page 284, and the other from John Grooms, Jr. and wife, Hazel Jeanette Grooms of record in Book 2095, page 487, Register's Office for Davidson County, Tennessee.

Ola Grooms died intestate on the 23rd day of May, 1985.

90983

IDENTIFICATION REFERENCE

APR 11 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 510 South 13th St. Nashville, TN 37206
(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 my hand this 11th day of April, 1986

John Grooms Sr.
JOHN GROOMS, SR., a single person

BOOK 6827 PAGE 679

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Diane A. Stafford, a Notary Public in and for said County and State, the within named JOHN GROOMS, SR.

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 11th day of April 1986.

Commission expires 4-19-87

Diane A. Stafford
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

JOHN GROOMS, SR.

TO

RAYMOND C. PRUITT and wife,

EDNA PRUITT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6827 PAGE 680

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
			105000.00- CAMT.	
			VD 105000.00 CAMT.	
			15000.00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK	45.50-
2465A	04/11/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90983

IDENTIFICATION REFERENCE

Apr 11 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236570