File Box 24

BOOK 7040 PAGE 674 FORM NO. WD-1 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES: 5/12/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Groom (NAME)	MLA, Inc. (Mortgagee) (NAME)	MAP 84-14
201 Amherst Drive (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR. 129
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	03DZ 41880

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 M. McBride, Jr. and wife, Laurie E. McBride

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Groom and wife, Linda G. Groom, as tenants by the entirety.

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:

BEING Lot No. 112-B on the Plan of the Resubdivision of Lot 112, Walnut Grove, of record in Book 5060, Page 168, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William M. McBride, Jr. and wife, Laurie E. McBride by deed of record in Book 6335, Page 82, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2271, Page 541, said Register's Office.

This conveyance is subject to utility easement, anchor easement and building setback lines of record in Book 5060, Page 168, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 201 Amherst 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 13th day of November, 19 86

William M. McBride, Jr.

Laurie E. McBride

11/14 219.30

STATE OF TENNESSEE
Davidson County

BOOK 7040 PAGE 675

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. McBride, Jr. and wife, Laurie E. McBride

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 13th day of November 19 86

Commission expires 5/13/90

Joan Kirkbride
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 (their several oaths) acknowledged (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 M. McBride, Jr.

Laurie E. McBride

TO
John S. Groom

Linda G. Groom

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

6349.4

IDENTIFICATION REFERENCE

Nov 14 2 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 7040 PAGE 676

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

760[illegible].00- CAMT.
212.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.30-
625BA1 11/14/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63494

IDENTIFICATION REFERENCE

Nov 14 2 54 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12227