BOOK 7327 PAGE 353

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

John Christopher Groce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 10, 1989 (AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Christopher Groce (NAME)	Third National Mortgage (NAME)	
104 39th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	104-5-19
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Jean C. Knox and husband, William H. Knox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Christopher Groce and wife, Lisa Branham Groce

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. 70 on the Plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean C. Knox by deed from Marvin B. Pugh, Executor of the Estate of Annie Bailey Finley of record in Book 7147, page 108, Register's Office, Davidson County, Tennessee.

William H. Knox herein joins to convey any and all right and interest he may have; especially his marital rights.

5657.0

IDENTIFICATION REFERENCE

Aug 17 2 45 PM '87

DAVIDSON COUNTY, TN

unimproved ( ) This is improved (xx) property, known as 104 39th Avenue North, Nashville, TN 37209
(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 our hand s this 14th day of August 19 87

Jean C. Knox

William H. Knox

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean C. Knox and husband, William H. Knox

the bargainor, 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 14th day of August, 19 87

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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, and corporation, and that (he) / (they) as such and being authorized so to do, execute 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
Jean C. Knox and husband, William H. Knox

TO
John Christopher Groce and wife, Lisa Branham Groce

RETURN TO:
STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

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

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5657.0

IDENTIFICATION REFERENCE

AUG 17 2 45 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 06376