mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7403 PAGE 908

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
William J. Groom, et ux	None	83-1-175
Dorothy D. Groom		27W-20425
1011 Granada Avenue		
Nashville, Tennessee		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, L.C. TANLEY, JR. AND RICK C. TANLEY (the "Grantors"), have this day bargained and sold, and does hereby transfer and convey to WILLIAM J. GROOM AND WIFE, DOROTHY D. GROOM (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the West one/half of Lot No. 24 in W. H. Hyronemus' Plan which is of record in Book 161, page 174, Register's Office for said County.

SAID West one/half of Lot No. 24 fronts 50 feet on the North side of Granada, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

BEING the same property conveyed to L. C. Tanley, Jr. and Rick C. Tanley by deed from Eulanda A. Norton, unmarried of record in Book 7357, page 912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first deed of trust of record in Book 6524, page 125 and a "Wrap Around" trust deed of record in Book 7389, page 218. The total debt assumed by the Grantees is approximately Twenty Thousand Six Hundred Ninety One and No/100 Dollars ($20,691.00). It shall be Grantors obligation to make all payments on the first deed of trust, the Grantees herein not assuming that debt.

This conveyance is made subject to 1987 property taxes which have been prorated and assumed by Grantees.

This is improved property known as 1011 Granada Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and binds themselves their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this instrument on this 13th. day of November, 1987.

L. C. TANLEY, JR.

RICK C. TANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th. day of November, 1987, before me personally appeared L. C. TANLEY, JR. AND RICK C. TANLEY to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

3-8-89

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,100.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 13th. DAY OF November, 1987.

NOTARY PUBLIC

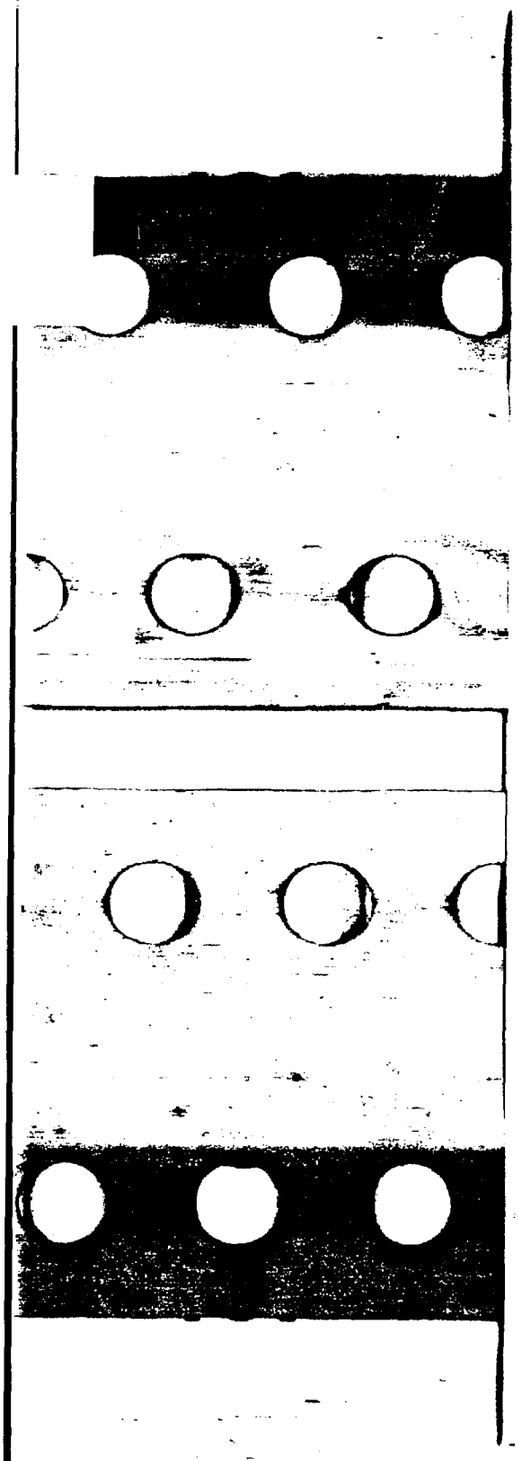
My Commission Expires: 3-8-89

8.2 7.2 6.

IDENTIFICATION REFERENCE

Nov 16 11 32 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7403 PAGE 910

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

22100.00- CAMT.
61.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 68.38-
2887A11/16/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

627.2 E

Nov 16 11 38 AM '67

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36077