mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 8629 PAGE 161

# WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| William J. Groom, et ux<br>108 Cima Dr.<br>Goodlettsville Tn. 37072 | Same as New Owner | Map 25-12<br>Parcel 40<br>I.D. No. GO 07163 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RED RIVER PRODUCTIONS, INC.-PROFIT SHARING TRUST, by and through its Trustee, Darrell G. Crofts, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WILLIAM J. GROOM and wife, DOROTHY D. GROOM, hereinafter referred to as 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. 31 on the Plan of Clark Place, Section IV, of record in Book 2331, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Red River Productions, Inc.-Profit Sharing Trust, by deed from Helen Washburn and Peggy Timmons, of record in Book 7782, page 40, Register's Office for Davidson County, Tennessee. And, pursuant to the terms and provisions of the Red River Productions, Inc.-Profit Sharing Trust, the Trustee has the full power to authorize the execution of any and all deeds and other documents necessary to transfer ownership and title to real property, without the joinder of others. And, Darrell G. Crofts, was duly appointed as Trustee for Red River Productions, Inc.-Profit Sharing Trust. And, the said Darrell G. Crofts is empowered to execute this deed for and on behalf of Red River Productions, Inc. and Red River Productions, Inc.-Profit Sharing Trust.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 108 Cima Drive, Goodlettsville, Tennessee, 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

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1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 2452, page 43, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 2331, page 94, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its assigns 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.

WITNESS our hands on this the 18th day of May, 1992.

FELIX A. MCCLARTY REGISTER
DAVIDSON COUNTY TN.
MAY 19 9 40 AM '92
IDENTIF. TREFERENCE
11470

"GRANTOR"
RED RIVER PRODUCTIONS, INC.-
PROFIT SHARING TRUST

BY: _____
DARRELL G. CROFTS, Trustee

"GRANTEES"

_____
WILLIAM J. GROOM

_____
DOROTHY D. GROOM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. GROOM and wife, DOROTHY D. GROOM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared DARRELL G. CROFTS, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 18th day of May, 1992.

NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

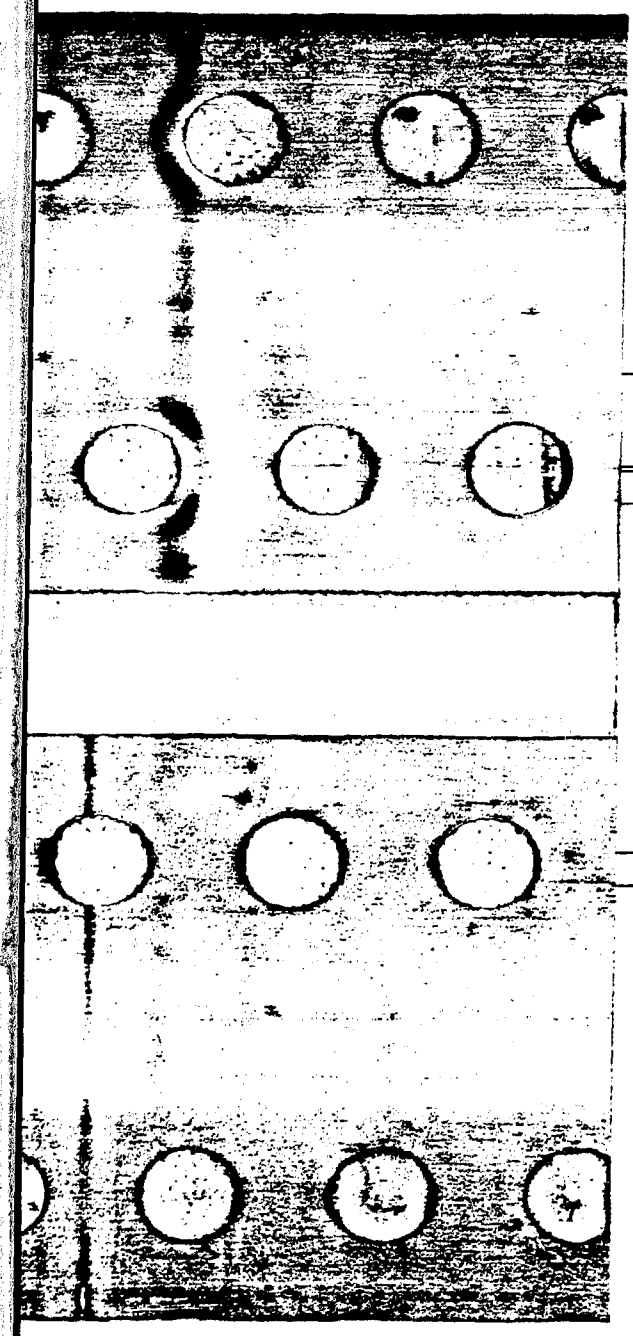
The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Affiant

Sworn to and subscribed before me, this the 18th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8629 PAGE 163

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 62500.00 |
| CON TX | 231.25 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 238.25 |
| CHECK | 238.25 |

05/19/92 01 09:40 0001 8087

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11470

IDENTIF. REFERENCE

MAY 19 9 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532276