BK 9219 PAGE 268

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
J. Fred Callum	New Owners	TRACT I: Map 136, Parcel 157.00
and wife,		TRACT II: Map 150, Parcel 371.00
Donna June Callum		TRACT III: Map 150, Parcel 187.00
1509 Mt. Vernon Ct.		TRACT IV: Map 150, Parcel 372.00
Mt. Juliet, TN 37122		

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
(This instrument prepared from information furnished by the parties.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John C. Groomes, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto J. Fred Callum and wife, Donna June Callum, (the "Grantees"), Grantees's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

For a description of the properties, see attached Exhibit A.

Sue L. Groomes, wife of John C. Groomes joins in this conveyance to convey any interest she may have in the subject real property particularly any marital interest.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 725, 727, 729, & 731 Holder Drive, Nashville, Tennessee 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $[illegible].00.

J. Fred Callum
Affiant

Subscribed and sworn to before me this 30th day of December, 1993.

Joseph V. Ferrelli
Notary Public

My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a

good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of December, 1993.

JOHN C. GROOMES

SUE L. GROOMES

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 John C. Groomes, the bargainor, and wife, Sue L. Groomes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1993.

Notary Public

My Commission Expires: 11/20/94

TRACT I:

Being Lot No. 66A, Zone Lot Division Lots 63 through 66, Harborgate, Section One, of record in Plat Book 6200, page 274 amending Plat book 5200, page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Groomes by Warranty Deed of record in Book 6907, page 961, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lot No. 66B, Zone Lot Division Lots 63 through 66, Harborgate, Section One, of record in Plat Book 6200, page 274 amending Plat book 5200, page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Groomes by Warranty Deed of record in Book 6907, page 964, Register's Office for Davidson County, Tennessee.

TRACT III:

Being Lot No. 65A, Zone Lot Division Lots 63 through 66, Harborgate, Section One, of record in Plat Book 6200, page 274 amending Plat book 5200, page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Groomes by Warranty Deed of record in Book 6907, page 958, Register's Office for Davidson County, Tennessee.

TRACT IV:

Being Lot No. 65B, Zone Lot Division Lots 63 through 66, Harborgate, Section One, of record in Plat Book 6200, page 274 amending Plat book 5200, page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Groomes by Warranty Deed of record in Book 6907, page 955, Register's Office for Davidson County, Tennessee.

04065
IDENTIF. & REFERENCE

94 JAN -5 AM 9:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5902 01/05 0101 03CHECK 464.40

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

RECEIVED OF _____

FOR _____ BOOK 9210 PAGE 271

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 122000.00
				CON TX 451.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 464.40
				CHECK 464.40
01/05/94	01			09:23 0001 5902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

040065
IDENTIF. ↑ REFERENCE

94 JAN -5 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.741925