BOOK 9834 PG 397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 19 95

Notary Public J. DYKE TATUM

MY COMMISSION EXPIRES: July 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER M. LINDSEY (NAME)	CHRISTOPHER M. LINDSEY (NAME)	MAP 103-4
133 44TH AVENUE NORTH (ADDRESS)	4409 NEVADA AVENUE (ADDRESS)	PARCEL 446
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TENNESSEE 37209 (CITY) (STATE) (ZIP)	25W0 8828

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, WALTER GROOMS AND WIFE, PATRICIA CLARK GROOMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER M. LINDSEY AND WIFE, EMILY J. KITOS

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. 2 on the Resubdivision of Lot 1 and the East 10'of Lot 2 of Block 13, Sylvan park, of record in Book 5190, page 498, said Register's Office, to which Plan reference is made for a more complete description.

BEING the same property conveyed to WALTER GROOMS, unmarried, by deed from PATRICK STEPHEN O'BRIEN, unmarried, of record in Book 5745, page 921, Register's Office for Davidson County, Tennessee.

PATRICIA CLARK GROOMS, spouse of WALTER GROOMS, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

unimproved ( )
This is improved (X) property, known as 133 44TH AVENUE NORTH, NASHVILLE, TENNESSEE 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 our hand s this 19th day of October 19 95

Walter Grooms
WALTER GROOMS

Patricia Clark Grooms
PATRICIA CLARK GROOMS

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 WALTER GROOMS AND WIFE, PATRICIA CLARK GROOMS

the bargainor S, 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 19th day of October 19 95

Commission expires July 26, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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_____.

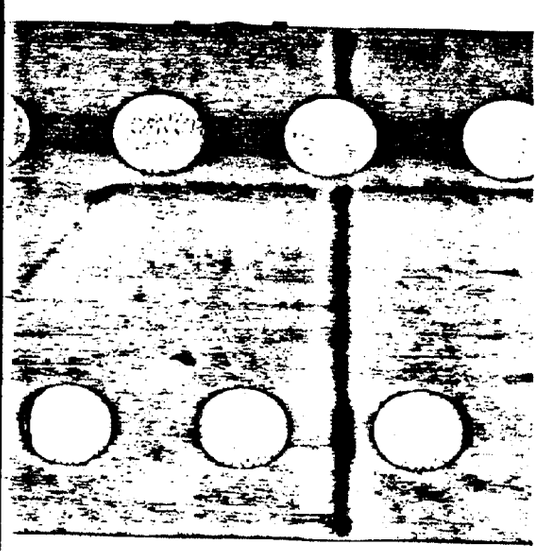
My commission expires _____

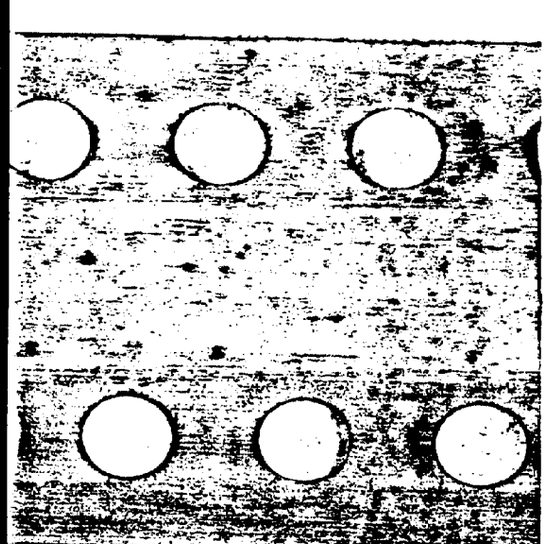
Notary Public

01145 41
IDENTIFICATION REFERENCE

95 OCT 20 11:58:26
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7310 10/20 0101 03CHECK 249.50





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

RECEIVED OF _____

FOR _____

BOOK 9834 PG 399

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 65000.00
CON TX 240.50
PRFEE 1.00
MTGTX 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 249.50

CHECK 249.50

10/20/95 01 15:34 0001 9310

0114541
IDENTIF. # REFERENCE

95 OCT 20 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 968011