BOOK 5590 PAGE 345

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ERICH B. GROOS, M.D.	GUARANTY MORTGAGE COMPANY	143-3B
(NAME) 1916 PATTERSON STREET	(NAME) P. O. BOX 786	54
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENN. 37203	(STREET ADDRESS) BRENTWOOD, TENNESSEE 37027	9DZ-63471
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----Ten & No/100 ($10.00)---------- DOLLARS

and other goood and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay, the principal balance now due plus future interest on a certain note in the original principal sum of $43,200.00 payable to First American National Bank of Nashville in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by James R. White and wife, Diane D. White, to Lonnie E. Malone, Trustee, of record in Book 5266, Page 679, Register's Office for Davidson County, Tennessee,

JAMES R. WHITE and wife, DIANE D. WHITE have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ ERICH B. GROOS the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 6939 on the Plan of Harpeth Glenn Condominium Phase III, as of record in Book 4675, page 64, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. White and wife, Diane D. White, by deed from Barry Construction Company of record in Book 5266, page 677, said Register's Office.

This conveyance is made subject to: (1) Conditions, covenants restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4546, page 658, amended in Book 4775, page 384, and Book 4872, page 973; (2) By-Laws of Harpeth Glenn Condominium of record in Book 4546, page 670, Register's Office for said County; (3) all matters appearing on the Plan of record in Book 4675, page 64, said Register's Office, and (4) 1980 taxes.

unimproved ( )
This is improved (X) property, known as 6939 Highland Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of April, 19 80.

James R. White
JAMES R. WHITE

Diane D. White
DIANE D. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5590 PAGE 346

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. WHITE and wife, DIANE D. WHITE

the bargainors, 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 9th day of April, 1980.

My commission expires 4-17-83 Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 71,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Erich B. Groos

Sworn to and subscribed before me
this 9th day of April, 1980.

My commission expires 4-17-83 Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE

This instrument was prepared by: George E. Mudter, Jr., Attorney — Name
254 Highlands Buildings, Brentwood, Tennessee 37027 — Address

3280 04/14 191.10- CHECK

WARRANTY DEED

FROM JAMES R. WHITE, ET UX

TO ERICH B. GROOS

F-84888

IDENTIF. REFERENCE

APR 14 11 22 AM '80

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File: Box 38
First Title & Escrow Co.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5590 PAGE 347

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

71000.00- CO
184.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 191.10-
3280A04/14/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84888

IDENTIF. REFERENCE

APR 14 11 22 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 752199