519 07/21 121.42- CHECK

WARRANTY DEED

BOOK 5626 PAGE 624

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,213.03

X Leon C. Gruenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JUNE 1980.

Notary Public

MY COMMISSION EXPIRES: 10-21-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEON C. GRUENBERG (NAME)	JOHNSON & ASSOCIATES (NAME)	74-4
746 LINDEN GREEN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	2545 HIGHLAND AVENUE (STREET ADDRESS)	120
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALA. 35253 (CITY) (STATE) (ZIP)	4D 67232

FOR AND IN 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, DONALD A. GROVE AND WIFE, DEBRA J. CRAKER (NOW GROVE)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEON C. GRUENBERG AND WIFE, BEVERLY M. GRUENBERG

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 THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 143 ON THE PLAT OF HERMITAGE HILLS, SECTION 12 OF RECORD IN BOOK 4675, PAGE 113, AS REVISED IN BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO DONALD A. GROVE AND DEBRA J. CRAKER BY DEED FROM CAMELOT REALTY, INC., AS OF RECORD IN BOOK 5461, PAGE 493, SAID REGISTER'S OFFICE, THE SAID DONALD A. GROVE AND DEBRA J. CRAKER HAVING SINCE MARRIED.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5367, PAGE 892, SAID REGISTER'S OFFICE, AND BY DEED OF CORRECTION OF RECORD IN BOOK , PAGE , SAID REGISTER'S OFFICE. THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE SHALL BE REFUNDED TO THE GRANTORS, BY THE MORTGAGEE.

This is unimproved ( ) improved (X) property, known as 746 LINDEN GREEN DRIVE, HERMITAGE, TN. 37076
(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 24th day of JUNE, 19 80

X Donald A. Grove
DONALD A. GROVE
by Debbie Foust Attorney-in-fact

X Debra J. Craker (now Grove)
DEBRA J. CRAKER (NOW GROVE)
by Debbie Foust Attorney-in-fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

ON THIS 25th DAY OF JUNE, 1980, BEFORE ME PERSONALLY APPEARED DEBBIE FOUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF DONALD A. GROVE, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID DONALD A. GROVE.

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS THE 27th DAY OF JUNE, 1980.

MY COMMISSION EXPIRES: 1-15-83 NOTARY PUBLIC [signature]

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

ON THIS 25th DAY OF JUNE, 1980, BEFORE ME PERSONALLY APPEARED DEBBIE FOUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF DEBRA J. CRAKER (NOW GROVE), AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID DEBRA J. CRAKER (NOW GROVE).

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS THE 25th DAY OF JUNE, 1980.

MY COMMISSION EXPIRES: 1-15-83 NOTARY PUBLIC [signature]

NOTARY PUBLIC AT LARGE

F.98334

IDENTIF. REFERENCE

Jul 21 9 00 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
DONALD A. GROVE ET UX

TO
LEON C. GRUENBERG ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc.
Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York

MAIL TO:

William G. Traber
P. O. Box 140655
Nashville, Tenn. 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5626 PAGE 626

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

44213.03- CO
114.92 CO TX
.50 PRFEE
6.00 WDEED
CHECK 121.42-
0519A07/21/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 8 3 3 4

IDENTIF. REFERENCE

Jul 21 9 00 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 768773