ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edwin A. Groves, Et ux (NAME)	Union Modern Mortgage Corp (NAME)	72-2
1227 Kenmore Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3318 (STREET ADDRESS)	83
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Little Rock Ark 72203 (CITY) (STATE) (ZIP CODE)	15DZ 8300

WARRANTY DEED

TEN AND NO/100 DOLLARS

For and in consideration of the sum of ($10.00) DOLLARS

Cash in hand paid by the herein after named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book _____, Page _____, to secure to Union Modern Mortgage Corp. the payment of a note in the original principal amount of _____.

We, James H. Duffel and wife, Pamela S. Duffel

have bargained and sold, and by these presents do transfer and convey unto the said Edwin A. Groves and wife, Linda J. Groves

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 68 feet of Lot No 87 on the Plan of Kenmore Place as of record in Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Duffel and wife, Pamela S. Duffel by deed from David V. Brown and wife, Dawn S. Brown of record in Book 6083, Page 912, said Register's Office.

I 7 4 0 0 2

T IDENTIF. REFERENCE

JAN 2 10 31 AM '85

FILED & RECORDED BY REGISTER DAVIDSON COUNTY, TN

unimproved ( )

This is improved ( ) property, known as _____ (House Number) (Street)

(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 22th day of December, 19 84.

X James H. Duffel
James H. Duffel

X Pamela S. Duffel
Pamela S. Duffel

ARKANSAS

STATE OF ~~TENNESSEE~~

COUNTY OF Crittenden

BOOK 6465 PAGE 84

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES H. DUFFEL AND WIFE, PAMELA S. DUFFEL

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 West Memphis, Arkansas, this 28th day of December, 1987.

My commission expires 1-1-91 Notary Public Anne E Bailey

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration for this transfer or value of property (~~whichever is greater~~) is $ 42,183.93

This is equal to or greater than the property would bring at a fair and voluntary sale.

Rick M Johnson

Sworn to and subscribed before me this 2nd day of January, 1988.

~~My commission expires~~ _____ Notary Public W Wallace Kay

Wallace-Kay

This instrument was prepared by:

RICK M. JOHNSON 3221 NOLENSVILLE ROAD, NASHVILLE, TENNESSEE 37211

Name Address

266 WARRANTY DEED FROM TO CHECK

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6465 PAGE 85

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
			42183.93- CAMT.	
			109.73 CSTAX	
		VD	109.73- CSTAX	
			109.72 CSTAX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK	116.22-
0266AD1/02/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 0 0 2

IDENTIF. REFERENCE

JAN 2 10 31 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97977