THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leon C. Gruenberg Rt. 1, Benders Ferry Road Mt. Juliet, TN 37122	Singleton Mortgage Corp. 6263 Poplar Avenue, Suite 100 Memphis, TN 38119	MAP 173-1 PARCEL 209 5DU 72308

WARRANTY DEED

BOOK 6552 PAGE 803

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ezell, Mitchell & Partners, a Tennessee General Partnership consisting of Houston T. Ezell and Harold D. Mitchell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leon C. Gruenberg and wife, Beverly M. Gruenberg hereinafter called the Grantee, Grantee's 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. 9-B on the plan of Lots 1 thru 5 and 7 thru 16, Zone Lot Division, Dreamland Estates Southeast, Section 3, of record in Book 5200, page 649, and amended in Book 6250, page 282, Register's Office for said County.

SAID Lot No. 9-B fronts 14 feet on the northeasterly margin of Ridgeview Court and extends back 126.60 feet on the broken northwesterly line and 133.99 feet on the southeasterly line to a dead line in the rear, measuring 78.77 feet thereon.

BEING part of the same property conveyed to Ezell, Mitchell & Partners, a Tennessee General Partnership consisting of Houston T. Ezell and Harold D. Mitchell, by deed from Raymond Shih-H Yan and wife, Rebecca Chua Yan, of record in Book 6060, page 32, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5196, page 649 and Book 6376, page 121, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 732 Ridgeview Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 8th day of May, 1985.

EZELL, MITCHELL & PARTNERS

BY: Houston T. Ezell
Houston T. Ezell, Partner

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6552 PAGE 804

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 56,500.00 .

Barry M. Gruenberg
Affiant

Subscribed and sworn to before me, this the 8th day of May, 19 85.

My Commission Expires: Nov 1, 1987

Christy Ezell Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Houston T. Ezell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the partner of Ezell, Mitchell & Partners, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the partnership as himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of May, 1985.

Christy Ezell Ivey
NOTARY PUBLIC

My commission expires: Nov. 1, 1987

J03144

IDENTIF. REFERENCE

MAY 9 12 16 PM '85

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

EZELL, MITCHELL & PARTNERS

to:

LEON C. GRUENBERG AND
WIFE, BEVERLY M. GRUENBERG

RETURN TO BOX 8 jcb

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23567

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

RECEIVED OF _____

FOR _____

BOOK 6552 PAGE 805

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

56500.00- CAMT.
146.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 153.40-
6099A05/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O 3 1 4 4

IDENTIF. REFERENCE

MAY 9 12 15 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 132825