FILE BOX #4
MAP 86-14A PARCEL 211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The fair cash consideration or value, whichever is greater, for this transfer is $ 54,400.00

Cathy J. Hicks
Affiant

Subscribed and sworn to before me this the 13th day May, 1988.

My Commission Expires: 2/9/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FILE & SERVE, Hermitage, Suite 500, One Church Street Building, Nashville, Tennessee 37201

ADDRESS NEW OWNER AS FOLLOWS:

CATHY J. HICKS
(Name)
216 Thistle Lane
(Street Address)
Hermitage, Tennessee 37076
(City) (State) (Zip Code)

SEND TAX BILLS TO:

ALLSTATE ENTERPRISES MORTGAGE CORPORATION
(Name)
300 Knightsbridge Parkway
(Street Address)
Lincolnshire, IL 60069
(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, We, THOMAS W. GRUMKE and wife, JANE BARRY GRUMKE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CATHY J. HICKS, UNMARRIED, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 216 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6256, Page 268, Register's Office for said County, to which said plan reference is hereby made for a complete legal description hereof.

BEING part of the same property conveyed to Thomas W. Grumke and wife, Jane Barry Grumke, by Deed from Nina Lee Hall, et al, of record in Book 5562, Page 128, Register's Office for Davidson County, Tennessee.

Item is improved property known as 216 Thistle Lane, Hermitage, Tennessee 37076.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, encumbrances, assessments, liens, uses, restrictions, limitations, judgments and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is

[illegible] mortgage [illegible] as contained in instruments executed by the Grantors and recorded in Book 6034, Page 365, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage Three, of record as aforesaid.

3. The fee title hereby conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage Three) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee's herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), her 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/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), her 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.

IN WITNESS WHEREOF, Thomas W. Grumke and wife, Jane Barry-Grumke, have caused their names to be affixed hereto on this 13th day of May, 1986.

FILED
MAY 15 11 26 PM 1986
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE

Thomas W. Grumke
THOMAS W. GRUMKE

Jane Barry-Grumke
JANE BARRY-GRUMKE

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS W. GRUMKE and wife, JANE BARRY-GRUMKE, 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 13th day of May 1986.

My commission expires: 9/19/88

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6858 PAGE 317

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

54400.00- CAMT.
141.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 147.94-
4635A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01253

IDENTIFICATION REFERENCE

MAY 15 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248445