BOOK 6907 PAGE 961 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,168

Alfred Shepard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 1986

Deborah Ann Nickerson
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart F. Kresge, 2300 21st Avenue South, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Groomes (NAME)	Buckeye Federal S & L Assoc. (NAME)	150-2
6025 Martingale Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790 (STREET ADDRESS)	Par. 157
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Westerville, Ohio 43081 (CITY) (STATE) (ZIP)	

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, Alfred Shepard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Groomes

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:

BEING Lot No. 66A, Zone Lot Division Lots 63 through 66, Harborgate, Section One, of record in Plat Book 6200, page 274 amending Plat book 5200, page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alfred Shepard by deed of record in Book 6233, page 696 and deed of correction of record in Book 6313, page 743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all leases and/or rights of occupants or third parties, if any, in the above described real property.

This conveyance is subject to (a) such facts as may be disclosed by an accurate survey and (b) all easements, restrictions, conditions, liens or other matters of record affecting the above described real property.

The conveyance is subject to an indebtedness secured by a deed of trust of record in Book 6711, Page 744, Register's Office for Davidson County, Tennessee, which indebtedness is hereby assumed by the Grantees who agree to indemnify and hold harmless Grantors from any and all obligations thereof and liabilities arising therefrom. Grantors warrant that principal and interest payments of such indebtedness payable through June 1, 1986 have been made.

Minnete Shepard, wife of Grantor, hereby joins in this deed merely for the sole purpose of quit claiming and conveying to Grantee any and all right, title and interest she may have in the above described real property.

This is unimproved ( ) improved (X) property, known as 725 Holder Drive, Nashville, Tennessee
(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 1st day of July, 1986

Alfred Shepard

Minnete Shepard

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Deborah Ann Hathcock, a Notary Public in and for said County and State, the within named Wynnmate Shepard and Alfred Shepard

the bargainor, 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 Nashville, Tennessee, this 2nd day of July, 1986.

Commission Expires 3/8/89

Deborah Ann Hathcock Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM

ALFRED SHEPARD

TO

JOHN C. GROOMES

17240

IDENTIFICATION REFERENCE

JUL 3 11 31 AM '86

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

44168.00- CNVT.
114.92 COTAX
.50 PRFEE
6.00 MOR T
CHECK 121.42-
3364A07/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17240.

IDENTIFICATION/REFERENCE

Jul 3 11 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266779