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FORM NO. WD-1

File # 19113
Loan # 26161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$93,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-25-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE HOWARD GROITZSCH (NAME)	Regency Mortgage, Inc. (NAME)	MAP 130-05
112 Gilman Avenue (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	PAR 56
Nashville, Tn 37205 (CITY) (STATE) (P.O. ZIP)	Waukesha, Wisconsin 53186 (CITY) (STATE) (ZIP)	7DZ-32750

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, ROSALYN SHERMAN, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE HOWARD GROITZSCH and WILLIAM MICHAEL PORTER, and JOHN BRENT KING

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 Davidson County, Tennessee, being Lot No. 5 of Block "H" on the Second Revised Plan of certain blocks in the Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rosalyn Sherman, a Widow, by deed from Gladys C. Walker, a Widow, of record in Book 5205, page 858, Register's Office for Davidson County, Tennessee.

23203

IDENTIFICATION REFERENCE

JUL 22 11 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 112 Gilman Avenue, Nashville, Tn 37205
(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 his hand this 8th day of July, 1986

Rosalyn Sherman
ROSALYN SHERMAN
by Shirley Zeitlin, atty in fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSALYN SHERMAN, A Widow

the bargainors, 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 8th day of July, 1986.

Commission Expires _____ 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

ROSALYN SHERMAN

TO

LEE HOWARD GROITZSCH

WILLIAM MICHAEL PORTER

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8TH day of July, 1986, before me personally appeared Shirley Zeitlin to me known to be the person who executed the foregoing instrument in behalf of Rosalyn Sherman, a widow as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said Rosalyn Sherman.

Witness my hand and official seal at Nashville, Tennessee, this the 8TH day of July, 1986.

Notary Public

My Commission Expires: 4-19-87

ALMA L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

93000.00- CAMT.
260.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 260.90-
042|A07/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23203

IDENTIF. REFERENCE

JUL 22 11 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273732