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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Kerry D. Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1986

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry D. Rice (NAME)	Citizens & Southern Mortgage Company (NAME)	MAP 75-3
524 Des Moines Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	PARCEL 21
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	24198

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, Gordon L. Groover and wife, Kathryn P. Groover

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry D. Rice and wife, Terri M. Rice

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. 29 on the Plan of Tulip Grove, Section 1, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 93.0 feet on the southerly margin of Des Moines Drive an runs back between line 181.98 feet on the westerly line and 159.93 feet on the easterly line to a dead line in the rear, measuring 95.58 feet thereon.

Being the same property conveyed to Gordon L. Groover and wife, Kathryn P. Groover by deed from Eunice Hill Mobley, a widow, by her attorney in fact, Herbert E. Church of record in Book 6175, page 364, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

27220

IDENTIFICATION REFERENCE

AUG 1 9 15 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 524 Des Moines Drive, Hermitage, TN 37076
(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 30th day of July, 19 86

Kathryn P. Groover Gordon L. Groover

Kathryn P. Groover Gordon L. Groover

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon L. Groover and wife, Kathryn P. Groover

the bargainor S, 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 30th day of July, 19 86.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Gordon L. Groover
Kathryn P. Groover

TO
Kerry D. Rice
Terri M. Rice

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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
			87500.00- CONT.	
			245.00 CSTAX	
			.50 PRFE	
			6.00 WDETF	
			CHECK	251.50-
			4994A08/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27220

IDENTIFICATION REFERENCE

AUG 1 9 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278207