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FILE IN BOX #4

FORM NO. WD-1

#87-4-39

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 87.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Kenny J. Looney (NAME)	Citizens & Southern Mortgage Company (NAME)	Map 86-14A
409 Wisteria Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel 5
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (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, 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 Kenny J. Looney and wife, Judith N. Looney

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 Zoned Lot 3-B on the Plan of the Zone Lot Division of Lot Nos 1-6 of Park Manor Subdivision, of record in Book 6900, Page 29, Register's Office for Davidson County, to which Plan reference is made for a complete legal description.

BEING part of the same property conveyed to Thomas W. Grumke and wife, Jane-Barry Grumke, by Deed from Nina Peek Sullivan, of record in Book 5962, Page 229, and by Deed from William H. Seaborn and wife, Barbara S. Seaborn, of record in Book 5962, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6900, Page 29, and Book 7066, Page 258, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Thomas W. Grumke pursuant to a "Power of Attorney" executed by him on the 15th day of March, 1984, of record in Book 6252, Page 180, Register's Office for Davidson County, Tennessee.

20636 IDENTIFICATION REFERENCE APR 30 12 53 PM '87 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as 409 Wisteria Lane, Hermitage, Tennessee 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 their hands this 27th day of April, 19 87

THOMAS W. GRUMKE

Thomas W. Grumke by Jane Barry Grumke Jane Barry Grumke

BY: JANE BARRY-GRUMKE, Attorney-In-Fact

JANE BARRY-GRUMKE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named JANE BARRY-GRUMKE,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1987.

Notary Public

Commission Expires February 19, 1988

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___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Thomas W. Grumke and wife, Jane Barry-Grumke

TO Kenny J. Looney and wife, Judith N. Looney

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of April, 1987, before me personally appeared JANE BARRY-GRUMKE, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of THOMAS W. GRUMKE, and acknowledged that she executed the same as the free act and deed of the said THOMAS W. GRUMKE.

My Commission Expires: 2/19/88

Notary Public

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50750.00- CONT.
164.36 COTAX
.50 PRFEE
0.00 WDSTD
CHECK 170.86-
157A04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.0636"

IDENTIFI REFERENCE

APR 30 12 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75848