FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Ronald P Groover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 87

Fatima Mills
Notary Public

MY COMMISSION EXPIRES: 3/14/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald P. Groover (NAME)	Citizens & Southern Mortgage Company (NAME)	MAP 86-3
4232 Saddlebrooke Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 22
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	4D91809

FOR AND 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, J & L Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald P. Groover and wife, Kathy H. Groover

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. 10 on the Plan of Saddlebrooke, of record in Plat Book 6250, page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders, a Tennessee General Partnership, by deed from William G. Sadler and wife, Mary S. Sadler, of record in Book 6859, page 701, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 941, Register's Office for said County.

50037

IDENTIFICATION REFERENCE

JUL 28 10 53 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4232 Saddlebrooke Place, 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 heir 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 24th day of July, 19 87

By: Larry W Powell
Larry Powell, Partner

J & L Builders
By: James A Powell
James A. Powell, Partner

BOOK 7308 PAGE 414

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted/and who

his oath himself (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that (he) as such _____

(they)

and _____ being authorized so to do, execute 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

J & L Builders

TO

Ronald P. Groover
~~Kathy H. Groover~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the partners of J & L Builders the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposed therein contained by the signing of the partnership, by themselves as partners.

Witness my hand and seal, this 24th day of July, 1987.

My Commission expires:

9/9/89

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7308 PAGE 415

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
			114000.00- CNVT.	
			319.20 CONV	
			.50 RECD	
			6.00- MISC.	
			WD	
			.50 PRFD	
			CHECK 325.70-	
			4843A07726707 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

500037

IDENTIFI REFERENCE

JUL 28 10 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108909