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THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gary Lee Groom
3440 Daisy Trail
Antioch, TN. 37013

MORTGAGEE:
Fidelity Federal Sav & Loan
401 Union Street
Nashville, TN. 37219

MAP-PARCEL NUMBERS:
2D-75144
150-8-7

WARRANTY DEED BOOK 7342 PAGE 381

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Allen Grimme and wife, Debra Lee Grimme hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gary Lee Groom and wife, Sherry Groom hereinafter called the Grantee, Grantee's 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. 294 on the plan of "The Country", Section Seven-A, of record in Book 6250 page 308, Register's Office for said County.

SAID Lot No. 294 fronts 86.23 feet on the broken northerly margin of Daisy Trail and extends back 153.28 feet on the easterly line and 160.00 feet on the westerly line to a broken line in the rear, measuring 81.66 feet thereon.

BEING the same property conveyed to Robert Allen Grimme and wife, Debra Lee Grimme by deed from Randall Phillips Builders, Inc. c/o Fidelity Federal Savings & Loan Corp. of record in Deed Book 6731, page 101, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenenats of record in Deed Book 6482, page 682, Register's office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage of trust to Randall Phillips Builders, Inc., of record in Book 6731, page 104, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~(un)~~improved property, known as 3440 Daisy Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21 day of April, 19 88.

Robert Allen Grimme
Robert Allen Grimme

Debra Lee Grimme
Debra Lee Grimme

STATE OF ~~TENNESSEE~~ Tennessee
COUNTY OF Wilson

On this 21 day of April, 19 88, before me personally appeared Robert Allen Grimme and Debra Lee Grimme, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 5/29/88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7342 PAGE 382

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00 .

Gary L Groom
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1987.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:

Robert Allen Grimme, et ux

to:

Gary Lee Groom, et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26350

Sep 2 10 24 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6 1 7 2 3

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7342 PAGE 383

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			93000.00- CAMT.	
			260.40 CSTAX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK 266.90-	
0617A09/02/87			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61723

IDENTIFICATION REFERENCE

SEP 2 10 24 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 12286