Bot 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Edwin A. Groves and wife Linda J. Groves 5603 Meadowcrest Road Nashville, TN 37209	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	8DA56105 103-06-0 061.00

WARRANTY DEED BOOK 7638 PAGE 933

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jimmy D. Sircy and wife, Diane G. Sircy,** have bargained and sold, and by these presents do transfer and convey unto the said **Edwin A. Groves and wife, Linda J. Groves,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Section Two Richland Meadows, of record in Book 2083, Page 72, Register's Office for said County.

Said Lot No. 126 fronts 60 feet on the westerly margin of Meadow Crest Road and extends back 149.9 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Jimmy D. Sircy and wife, Diane G. Sircy by deed from Dan W. Daniel and wife, Lynda D. Daniel of record in Book 6623, Page 527, said Register's Office for Davidson County, Tennessee.

As part of the consideration Grantees agree to assume Deed of Trust of record in Book 6623, Page 530, said Register's Office, to secure to Atlantic Coast Mortgage Company the original amount of $56,900.00 payable as therein specified.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **5603 Meadowcrest Road, Nashville, TN 37209**

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.

Whenever 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 hands this 26 day of August, 1988.

Jimmy D. Sircy

Jimmy D. Sircy

Diane G. Sircy

Diane G. Sircy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7638 PAGE 934

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy D. Sircy and wife, Diane G. Sircy, the bargainor(s), 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 30th day of September, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 144,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF August, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

6.30 32.

Aug 30 9 02 AM '88

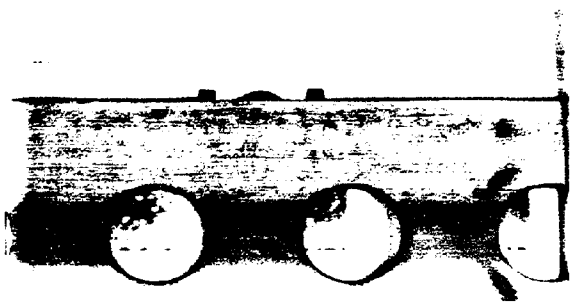
REGISTER'S OFFICE

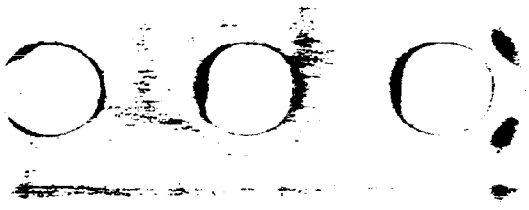
This instrument was prepared by:

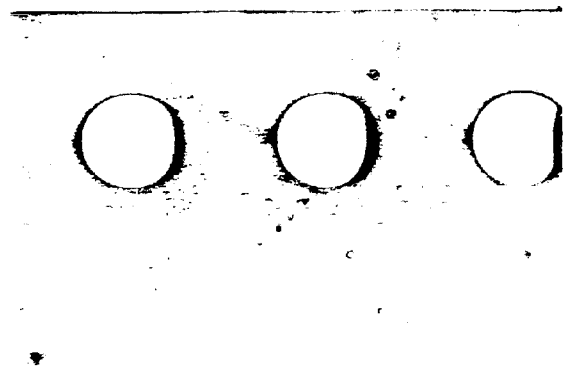
Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

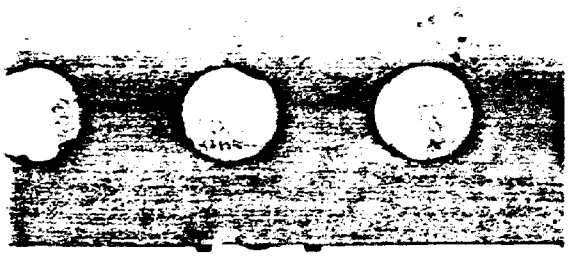
(615) 833-5858

2099 08/30 0101 03CHECK 21.70









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7638 PAGE 935

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

CAMT	64000.00
CON TX	211.20
PRFEE	0.50
WDEED	6.00
TOTAL	217.70
CHECK	217.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2099

63032

Aug 30 9 02 AM '88

No. 128596