BOOK 7644 PAGE 564 FILE IN BOX #4

MAP 086-14A PARCEL 231

FB#: 04D-91704

#88-8-30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00 .

Melynda Joy Batson
Affiant

Subscribed and sworn to before me this the 31st day of August, 1988.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attorneys, Suite 500, One Church Street Building,
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
MELYNDA JOY BATSON	LEADER FEDERAL SAVINGS & LOAN ASSOCIATION
(Name)	(Name)
231 Thistle Lane	P. O. Box 2926
(Street Address)	(Street Address)
Hermitage, TN 37076	Memphis, TN 38101-2926
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency all 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 MELYNDA JOY BATSON, UNMARRIED, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 231 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

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, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of the Grantor, THOMAS W. GRUMKE, pursuant to a Power of Attorney executed by him on the 22nd day of August, 1988, being recorded simultaneously herewith.

This is improved property, known as 231 Thistle Lane, Hermitage, Tennessee 37076.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, Page 365, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage Three, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage Three) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), her 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/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), her 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 31st day of August, 1988.

6 4 8 4 3

SEP 6 9 04 AM '88

Thomas W. Grumke by Jane Barry Grumke
THOMAS W. GRUMKE
BY: JANE BARRY-GRUMKE,
His Attorney In Fact

Jane Barry Grumke
JANE BARRY-GRUMKE

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, 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 31st day of August, 1988.

My commission expires: 11/10/91

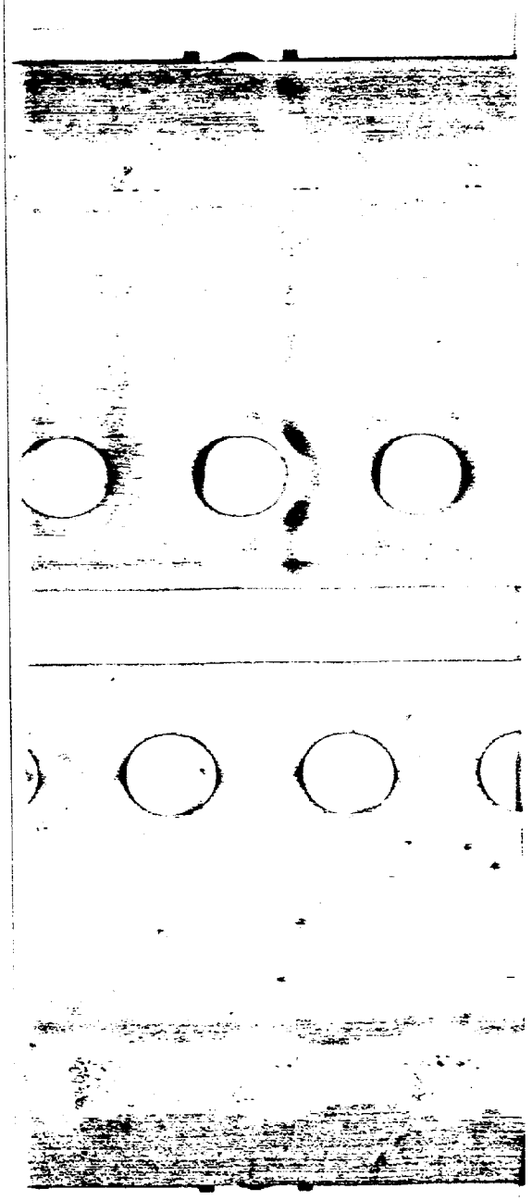
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 31st day of August, 1988, 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: 11/10/91

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7644 PAGE 566

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	52500.00
CO TX	173.25
PRFEE	0.50
MDEED	6.00
TOTAL	179.75
CHECK	179.75

09/06/88 01 09:05 0001 3934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64848

SEP 6 9 05 AM '88

No. 130994