ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
RICHARD LEE CHAPPELL 2212 June Drive Nashville, TN 37214	SAME	Map 095-02 Parcel 087
This instrument prepared by: Robert J. Notestine, III, Attorney, 120 Donelson Pike, Nashville, TN 37214		

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Edward Stephen Groom, John Stanley Groom, and Judy Groom Wooten, as Tenants in Common (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Richard Lee Chappell and wife, Sandra Brown Chappell (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Map of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of June Drive, corner of Lots 84 and 48; thence with the line between said lots northerly 154.8 feet to a corner of Lot No. 83; thence with the line between Lots 83 and 84, easterly 91 feet to the west margin of Amherst Drive; thence with the margin of the same, southerly 144.3 feet to the beginning of a curve; thence along said curve, southwesterly 43.9 feet to the north margin of June Drive; thence with the margin of the same, westerly 93.5 feet to the point of beginning.

Being the same property conveyed to John E. Groom and Robbie S. Groom by Warranty Deed from E.S. Evans, Inc. of record in Book 2399, page 633, Register's Office for Davidson County, Tennessee. Upon the death of John E. Groom on July 21, 1981, his interest as a Tenant by the Entirety in said property, vested in Robbie Stephen Groom by operation of law. Robbie Stephen Groom died in August, 1987, vesting title to the subject property, by Last Will and Testament of record in Will Book 160, page 042, County Clerk's Office for Davidson County, Tennessee in her children, Edward Stephen Groom, John Stanley Groom and Judy Groom Wooten, in equal parts, share and share alike.

This is real property commonly known as 2212 June Drive, Nashville, Tennessee 37214.

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SEP 19 10 44 AM '88

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $66,000.00.
[Richard L Chappell
[Affiant
[Subscribed and sworn to before me this
[9th day of September, 1988.
[
[Notary Public
[My Commission Expires May 13, 1990
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of September, 1988.

Edward Stephen Groom

Edward Stephen Groom

John Stanley Groom

John Stanley Groom

Judy Groom Wooten

Judy Groom Wooten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Noterstine, a Notary Public in and for said County and State, the within named Edward Stephen Groom, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1988.

Robert John Notestine
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named John Stanley Groom, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1988.

Robert John Notestine
Notary Public

My Commission Expires: May 13, 1990

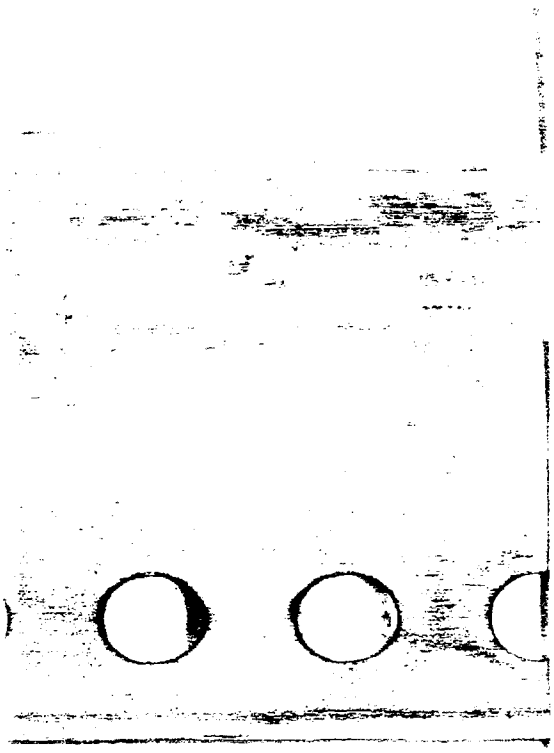
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Notestine a Notary Public in and for said County and State, the within named Judy Groom Wooten, 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 9th day of September, 1988.

Robert John Notestine
Notary Public

My Commission Expires: May 13, 1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7655 PAGE 156

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	66000.00
CON TX	217.80
PRFEE	0.50
WDEED	9.00
TOTAL	227.30
CHECK	227.30

09/19/88 01 10:46 0001 8209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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IDENTIFICATION

SEP 19 10 44 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.135214