Boy 35

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Garry K. Grooms	Security Federal Savings & Loan	MAP 116-4
690 Clearview Drive	4235 Hillsboro Road	PARCEL 103
Nashville, TN 37205	Nashville, Tennessee 37215	7DA-05920

WARRANTY DEED

BOOK 7657 PAGE 530

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 W. Smith and wife, Jane S. Smith hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Garry K. Grooms, husband and Sandra M. Grooms, wife 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 parts of Lots Nos. 49 and 50 on the plan of Clearview Subdivision as of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the easterly margin of Clearview Drive at a point 14 feet south of the corner of Lots Nos. 49 and 50; thence with said Drive, northwardly 126 feet to the corner of Lots Nos. 50 and 51; thence with line between said two lots, eastwardly 185 feet to the westerly line of Lot No. 37; thence with the westerly line of Lots Nos. 37 and 38, southwardly 51.5 feet to a point 21.5 feet north of the corner of Lots Nos. 49 and 50; thence westwardly 211.8 feet, more or less to the beginning.

Being the same property conveyed to Robert W. Smith and wife, Jane S. Smith by deed from Steve J. Holzapfel and wife, Sue Holzapfel of record in Book 6380, page 628, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 846, page 680, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~NOT~~) improved property, known as 690 Clearview Drive, Nashville, TN 37205.

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 19th day of September, 1988.

Jane S. Smith

Robert W. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of September, 19 88, before me personally appeared Robert W. Smith and wife, Jane S. Smith, 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: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7657 PAGE 531

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 $ 177,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of September, 19 88.

My Commission Expires: Oct 9, 1991

_____
Notary Public

6 9 3 7 5

SEP 21 9 34 AM '88

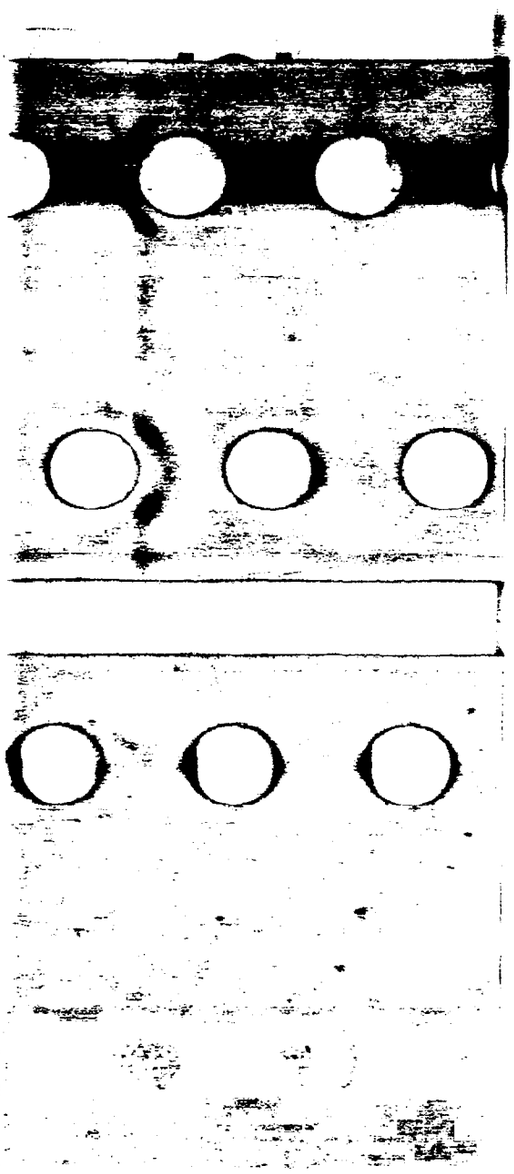
9132 09/21 0101 03CHECK 590.60

WARRANTY DEED

from:
Robert W. Smith and wife,
Jane S. Smith

to:
Garry K. Grooms, husband and
Sandra M. Grooms, wife

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7657 PAGE 532

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 77000.00
CON TX 584.10
PRFEE 0.50
WDEED 6.00
TOTAL 590.60
CHECK 590.60

09/21/88 01 09:36 0001 9132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69375

RECEIPT REFERENCE

SEP 21 9 34 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136127