BOOK 7661 PAGE 569

179.75
CHECK

FILE IN BOX #4
MAP 86-14 A PARCEL 149
4D-08725
#88-9-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sheila K. Petty
Affiant

Subscribed and sworn to before me this the 22nd day of September, 1988.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE: NONE
SHEILA K. PETTY	"OWNER"
(Name)	(Name)
149 Thistle Lane	
(Street Address)	(Street Address)
Hermitage, Tennessee 37076	
(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 SHEILA K. PETTY, 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. 149 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, 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 Thomas W. Grumke pursuant to a Power of Attorney executed by him on the 16th day of September, 1988, being filed of record simultaneously herewith.

This is improved property, known as 149 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 Two, 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 Two) 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 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/or assigns 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. 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, Thomas W. Grumke and wife, Jane Barry-Grumke, have caused their names to be affixed hereto on this 22nd day of September, 1988.

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SEP 26 1 10 PM '88

Thomas W. Grumke By: Katherine Goodson, Atty-In-Fact
THOMAS W. GRUMKE
BY: KATHERINE GOODSON,
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 22nd day of September, 1988.

My commission expires: 11/10/91

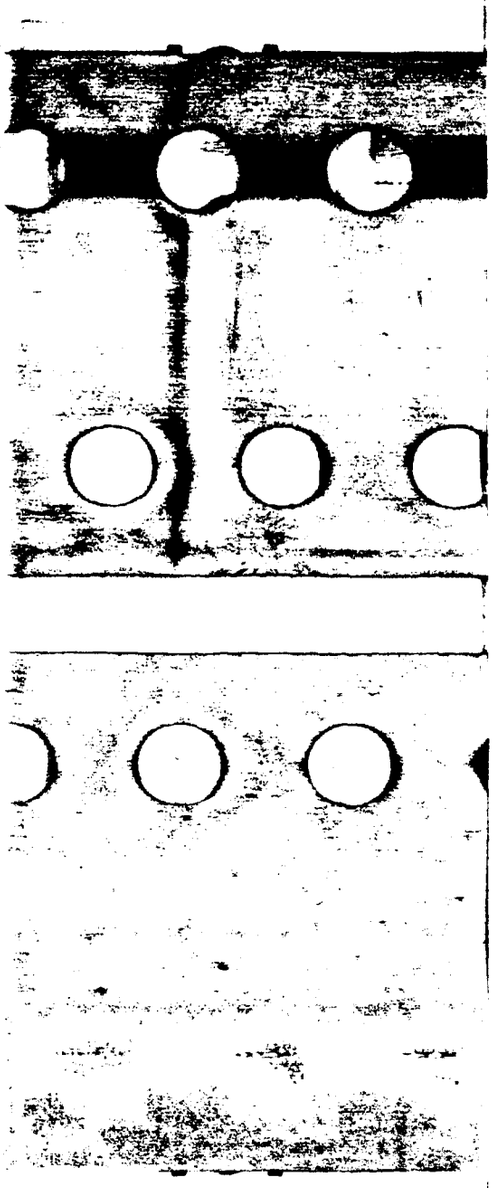
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 22nd day of September, 1988, before me personally appeared KATHERINE GOODSON, 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 7661 PAGE 571

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
CON TX	173.25
PRFEE	0.50
MISC	6.00
TOTAL	179.75
CHECK	179.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/88 01 13:13 0001 0853

7.0841.

SEP 26 1 10 PM '88

No. 137822