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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Margaret M. Gipson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 19 88.

Lori Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Darron S. Gipson (NAME)	CityFed Mortgage Company (NAME)	117-04-0
1607 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	392.00
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel L. Groce and wife, Sharon B. Groce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darron S. Gipson and wife, Margaret M. Gipson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land Davidson County, Tennessee, being the westerly 50 feet of the easterly 110 feet of the northerly 40 feet of Lot No. 23 and the westerly 50 feet of the easterly 110 feet of Lots Nos. 24 and 25 on the Map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County, and more particularly described as follows:

Beginning on the southerly margin of Cedar Lane, 60 feet west of the westerly margin of an alley, said alley being the first alley east of Oakland Avenue; thence with said Lane, westwardly 50 feet; thence southwardly 140 feet; thence easterly 50 feet; thence northerly 140 feet to the beginning.

Being the same property conveyed to Samuel L. Groce et ux Sharon B. Groce by deed from Frank J. Hostettler, of record in Book 7147, Page 495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

8.7.036

EXEMPT FROM REFERENCE

Nov 21 10 31 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

9487 11/21 0101 03CHECK 301.85

This is improved (XX) unimproved ( ) property, known as 1607 Cedar Lane, Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 17th day of November, 19 88

Samuel L. Groce
Samuel L. Groce

Sharon B. Groce
Sharon B. Groce

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel L. Groce and wife, Sharon B. Groce

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 Antioch, Tennessee, this 17th day of November, 19 88

Lori Stephens
Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he, as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

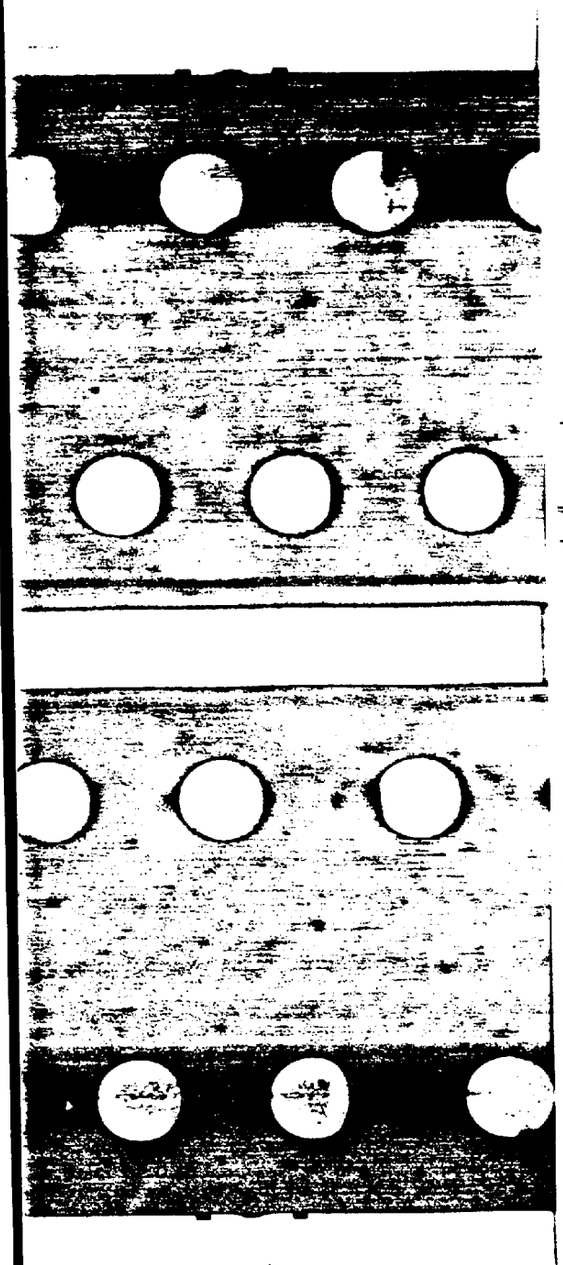
Commission Expires _____

WARRANTY DEED

FROM
Samuel L. Groce and wife, Sharon B. Groce

TO
Darron S. Gipson and wife, ~~Margaret M. Gipson~~

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 89500.00
				CON TX 295.35
				PRFEE 0.50
				WDEED 6.00
				TOTAL 301.85
				CHECK 301.85
11/21/88	01			10:32 0001 9487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8703 6

IDENTIFICATION

Nov 21 10 31 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 156028