WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jerry M. Roberts and Anna M. Grupke 1403 Clifton Ln. Nashville, TN. 37215	Sterling Savings Bank. 28400 Northwestern Hwy, Suite 400 Southfield, Mich. 48034	BH 03245 118-11 120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

J M Roberts
Affiant

Subscribed and sworn to before me this 28th day of April 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

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 considerations, the receipt of which is hereby acknowledged, I, ROBERT L. EATHERLY, TRUSTEE, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JERRY M. ROBERTS and wife, ANNA M. GRUPKE, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8 of Block "G" on the Site of Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert L. Eatherly, Trustee by deed from Debra K. Bradley, unmarried, of record in Book 7294, Page 736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a utilities easement and building lines of record in Book 1130, Page 36, said Register's Office, and all matters shown by said Plat.

As part consideration for this conveyance, the Grantees herein assume and agree to pay the outstanding balance of a note and deed of trust of record in Book 6568, Page 80, Register's Office for Davidson County, Tennessee, said indebtedness having been in the original amount of $53,145.00.

03CHECK 290.30

This is improved property, known as 419 East Iris Drive, Nashville, Tennessee

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantees herein assume and agree to pay.

AND I, the said Grantor do further covenant and bind myself, and my heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of April, 1989.

Robert L. Eatherly Trustee
Robert L. Eatherly, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 1989, before me personally appeared ROBERT L. EATHERLY, TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville TN, this 28th day of April, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

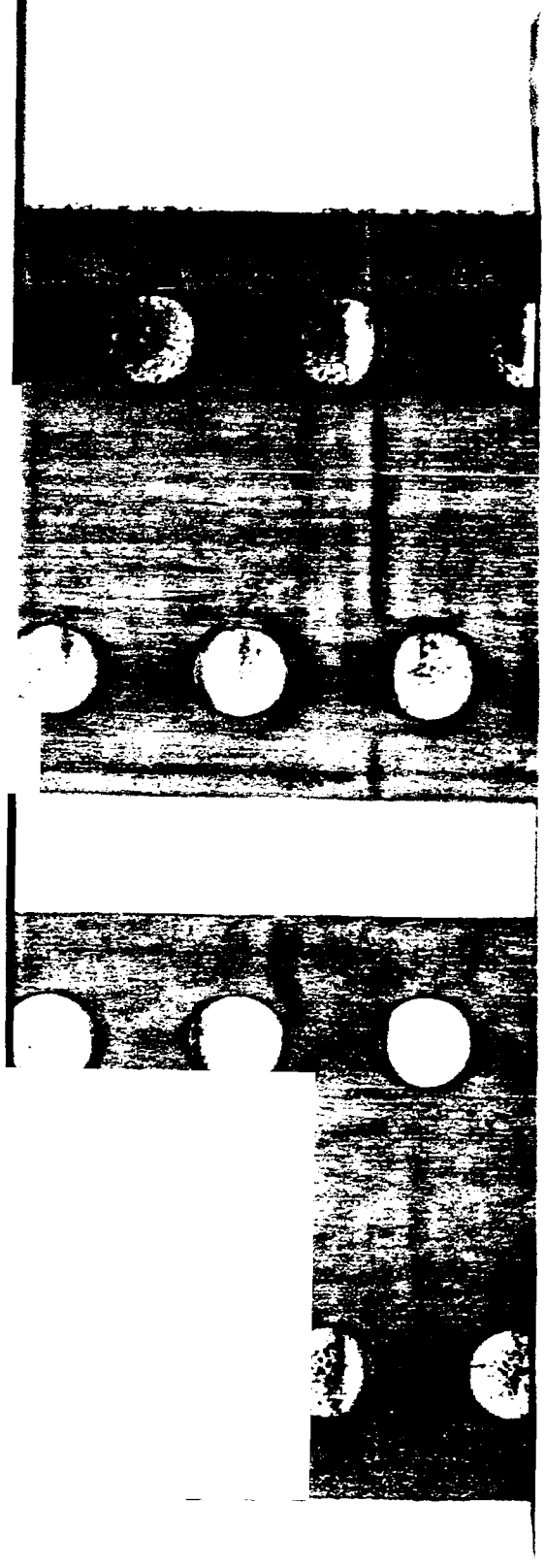
AG/tas/E0459.137

RUSH

MAY 1 2 28 PM '89

IDENTIFICATION

29103.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7829 PAGE 134

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	86000.00
CON TX	283.80
PRFEE	0.50
WDEED	6.00
TOTAL	290.30
CHECK	290.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/89 01 14:29 0001 1621

29103

IDENTIFICATION REFERENCE

MAY 1 2 28 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205115