THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

mail

BOOK 7972 PAGE 637

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEE GROITZSCH	First Union Mortgage Corp.	MAP 94-2
(NAME)	(NAME)	
1910 Electric Avenue	P.O. Box 18109	PARCEL 195
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Raleigh, NC 27619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY SIX THOUSAND FIVE HUNDRED FORTY NINE AND 39/100-- *Dollars,*

FELIX Z. MILES
DAVIDSON COUNTY REGISTER

Nov 1 9 35 AM '89

IDENTIF. REFERENCE 78195

SANDRA S. STROHL, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said LEE GROITZSCH, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the easterly 80.0 feet of Lots Nos. 92, 93 and 94 on the Map of United Railway Company's Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 92, 93 and 94 front 80.0 feet on the southerly side of Electric Avenue and run back between parallel lines with the westerly margin of Queen Street, 165.0 feet, to the northerly line of Lot No. 91.

BEING the same property conveyed to Sandra S. Strohl, unmarried, by deed from Kenneth G. Mitchell and James C. Oliver, of record in Book 7500, page 312, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Diamond Mortgage Corporation of record in Book 7500, page 315 and re-recorded in Book 7514, page 817 said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,549.39

Subscribed and sworn to before me this the 31st *day of* October *19* 89

My commission expires March 11, 1990

(Affix Seal)

Affiant

Notary Public

This is unimproved ( ) *property, known as* 1910 Electric Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors) heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 31st *day of* October *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

LEE GROITZSCH - Grantee

SANDRA S. STROHL - Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* SANDRA S. STROHL & LEE GROITZSCH

the within named 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 Nashville, *Tennessee, this* 31st *day of* October, *19* 89.

Mitchell A. Watts
Notary Public

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

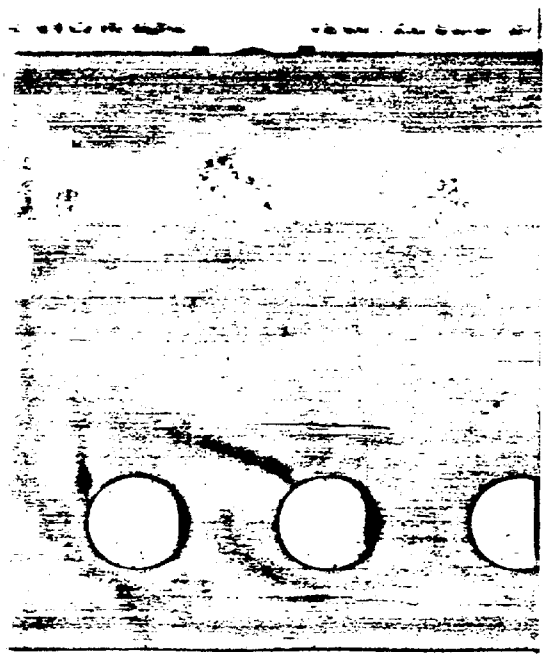
FROM

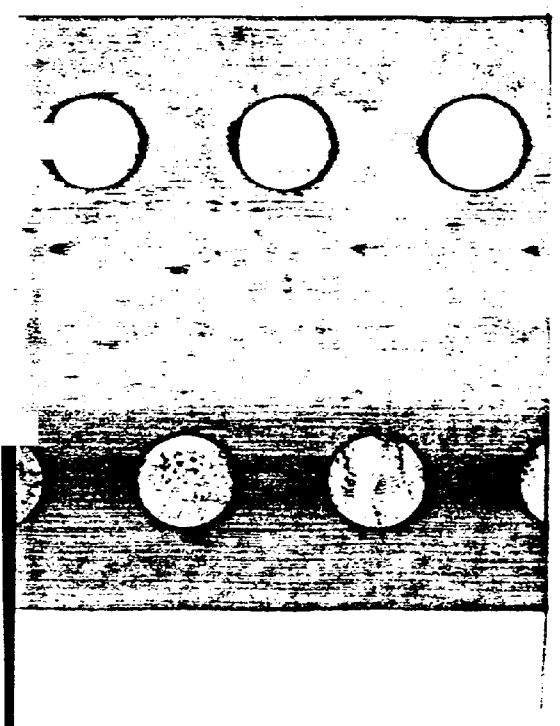
SANDRA S. STROHL, unmarried

TO

LEE GROITZSCH, unmarried

9893 11/01 0101 03CHECK 226.45





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 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 66549.39
CON TX 219.45
PRFEE 1.00
MDEED 6.00
TOTAL 226.45
CHECK 226.45

11/01/89 01 09:37 0001 9893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7811935

IDENTIF. REFERENCE

Nov 1 9 36 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 262788