Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Mary L. Groves 505 Killean Court Nashville, TN 37209	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle Suite # 400 Fairfax, VA 22033	8DA62113 91-05-0A -031-00-Co

WARRANTY DEED

BOOK 8117 PAGE 326

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considertions, the receipt of which is hereby acknowledged, we, **Sylvan Investment, Inc.** have bargained and sold, and by these present do transfer and convey unto the said Mary L. Groves the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 31 on the plan of Sylvan Heights, Phase two, of record in Book 6900, page 936, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being Part of the same property conveyed to Sylvan Investment, Inc., by deed from Ira J. Heckman, of record in Book 7568, Page 393, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is unimproved property, known as: **505 Killean Court, Nashville, TN 37209**

5080 05/29 0101 03CHECK 201.37

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.

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 25 day of MAY, 1990.

Sylvan Investment, Inc.
BY: Ira J. Heckman Pres.

29096

IDENTIFICATION REFERENCE

MAY 29 9 48 AM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8117 PAGE 327

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira J. Heckman the bargainor(s), with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of the Sylvan Investments, Inc., the within named bargainor, a corporation, and that he is President being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said Ira J. Heckman as such President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 58.900

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF May, 1990.

NOTARY PUBLIC

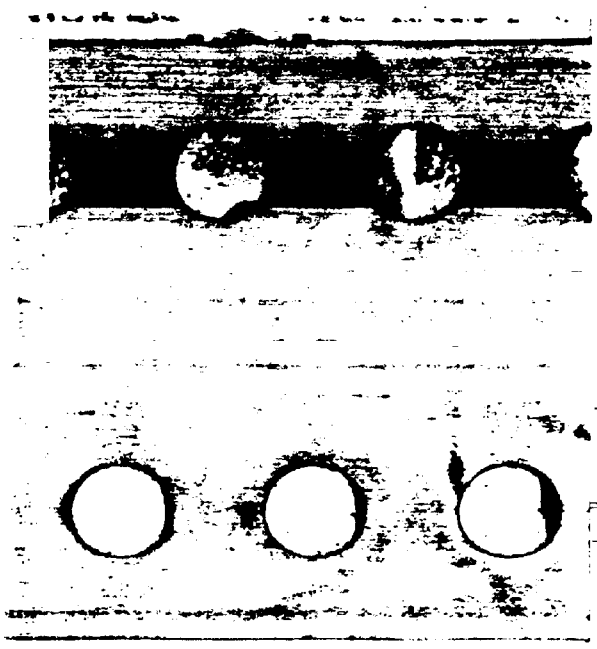
MY COMMISSION EXPIRES:

5-20-92

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8117 PAGE 328

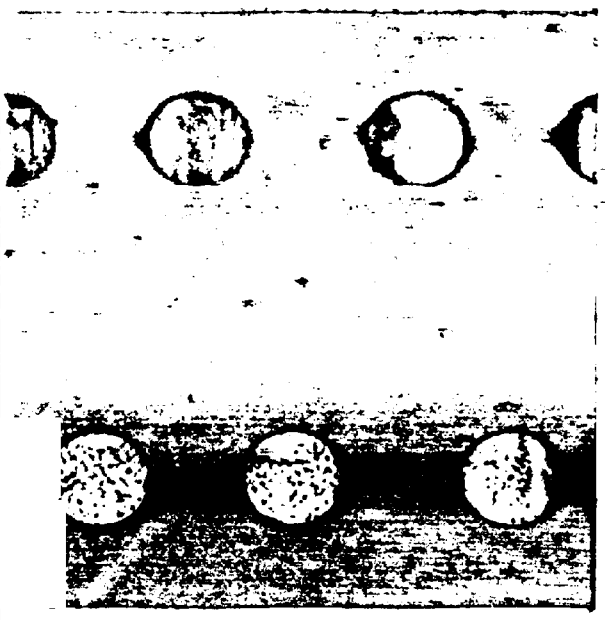
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58900.00
CON TX 194.37
PRFEE 1.00
MDEED 6.00
TOTAL 201.37
CHECK 201.37

05/29/90 01 09:48 0001 5080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



2909

IDENTIFICATION REFERENCE

MAY 29 9 48 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 322483