This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

WARRANTY DEED

BOOK 8231 PAGE 225

*ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Kenneth Groat	Standard Federal Savings Bank	142-09-0B-826 CO
(NAME)	(NAME)	
826 General George Patton	P. O. Box 9481	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Gaithersburg, Maryland 20898	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Charles Kenneth Groat and wife, Patricia C. Groat and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Charles Kenneth Groat and wife, Patricia C. Groat have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $76,650.00 secured by a deed of trust of record in Book 7599, page 797, Register's Office for Davidson County, TN.

Alan J. Wyatt, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Kenneth Groat and wife, Patricia C. Groat

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

Land in Davidson County, Tennessee described as follows, To wit:

Unit No. 826, together with the carport designated No. 826-C in River Plantation, Section Five, Phase One, Lot One, a Condominium, a horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium apartments, recorded in Book 5200, pages 145 and 146, Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, said Register's Office to which reference is hereby made.

Being the same property conveyed to Alan J. Wyatt, unmarried by deed from Ted J. Carlson and wife, Martha B. Carlson of record in Book 7599, page 794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) taxes, 2) all matters appearing on the plan of record in Book 5200, page 145 & 146, 3) all matters appearing in master deed in Book 5410, page 248, 4) all restrictions and easements of record, 5) all visible easements and 6) all applicable governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 82,850.00

Subscribed and sworn to before me this the 31st *day of* October *19* 90

My Commission expires: 5-19-91 *(Affix Seal)*

Affiant Charles Kenneth Groat

Notary Public

unimproved ( )
This is improved (X) property, known as 826 General George Patton, Nashville, Tennessee
(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* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alan J. Wyatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8231 PAGE 226

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Alan J. Wyatt, unmarried

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 31st *day of* October, *19* 90

Notary Public

Commission expires 5-19-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____. *Witness my hand and official seal at* _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

My Commission Expires _____

70065

IDENTIF. REFERENCE

NOV 5 11 33 AM '90

DAVIDSON COUNTY TN.

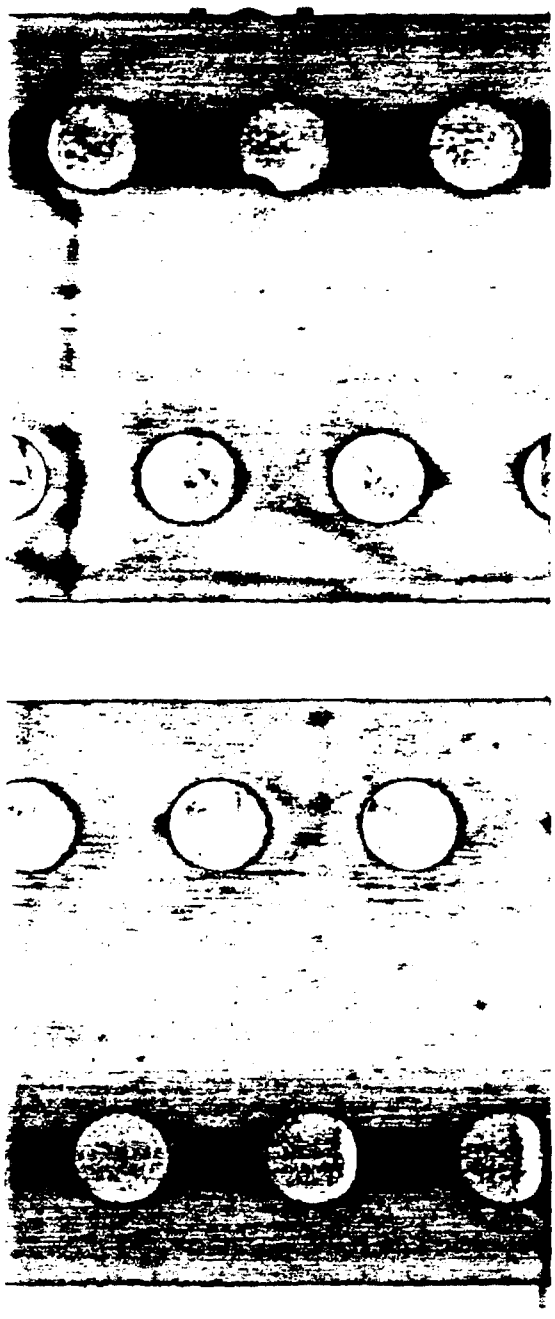
4315 11/05 0101 03CHECK 280.24

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8231 PAGE 227

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 82850.00
CON TX 273.24
PRFEE 1.00
WDEED 6.00
TOTAL 280.24
CHECK 280.24

11/05/90 01 10:33 0001 4315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70065

IDENTIF. REFERENCE

NOV 5 10 33 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN

No. 370382