FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 1990.

Notary Public

MY COMMISSION EXPIRES: 4-24-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Edward B. Grubbs, Jr. (NAME)	Citizens Fidelity Bank and Trust Co. (NAME)	MAP 43-4
102 Hiller Drive (STREET ADDRESS OR ROUTE NUMBER)	c/o PNC Mortgage Servicing Company (STREET ADDRESS)	PARCEL 9
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40296 (CITY) (STATE) (ZIP)	04D 37665

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, Dixie Mollard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward B. Grubbs, Jr. and wife, Phyllis L. Grubbs as Tenants by the Entirety

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:

BEING Lot 28, Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James Herbert Mollard and Dixie Mollard by deed from Billy E. Eubanks and wife, Sue Sewell Eubanks of record in Book 5837, Page 399, Register's Office for Davidson County, Tennessee. The said James Herbert Mollard having since died.
This conveyance is subject to restrictions of record in Book 3104, Page 313 said Register's Office.

This conveyance is subject to a 40 foot minimum building setback line and a 10 foot public utility easement of record in Book 2854, Page 114 said Register's Office.

70960

IDENTIF. TREFERENCE

Nov 8 10 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5416 11/08 0101 03CHECK 175.30

This is unimproved ( ) improved (X) property, known as 102 Hiller Drive, Old Hickory, TN 37138
(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 my hand this 6th day of November, 19 90

Dixie Mollard

Dixie Mollard

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 Dixie Mollard

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of November 1990

Commission expires 4-25-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

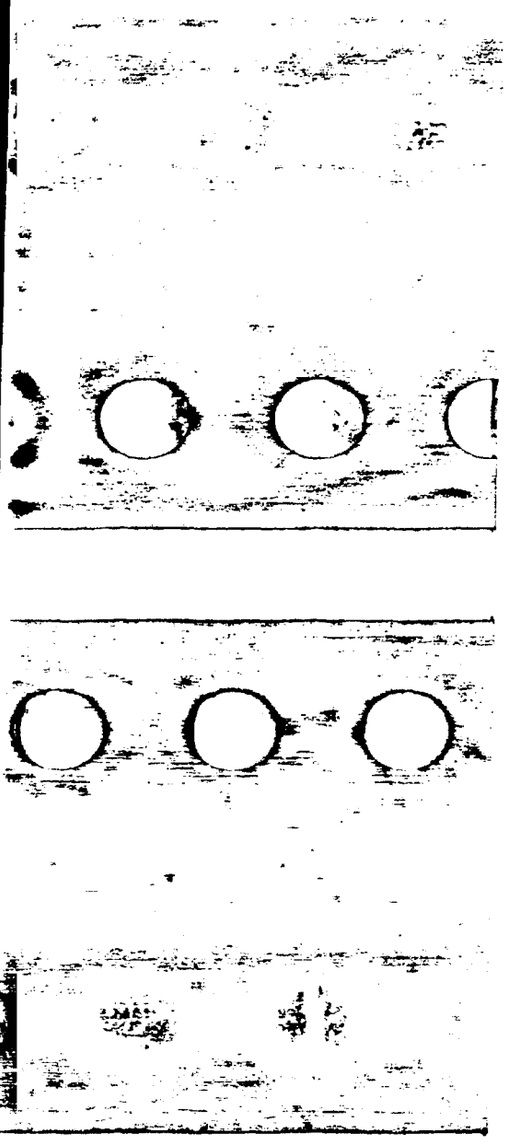
FROM
Dixie Mollard

TO
Edward B. Grubbs, Jr.
Phyllis L. Grubbs

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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	51000.00
CON TX	168.30
PRFEE	1.00
WDEED	6.00
TOTAL	175.30
CHECK	175.30

11/08/90 01 10:12 0001 5416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70960

IDENTIF. REFERENCE

Nov 8 10 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371470