BK/20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Edwin A. Groves and wife, Linda Groves 701 Cedarcrest Nashville, TN	Chemical Mortgage Co. 101 East Town Street Columbus, OH 43215	43-5 224 11D-60355

BOOK 8368 PAGE 814

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged including the assumption of a certain Deed of Trust of record in Book 7577, Page 94, Register's Office for Davidson County, Tennessee, to secure to Chemical Mortgage Company, the original principal amount of $ 54,450.00, payable as therein specified; We, **Richard S. Uselton and wife, Julie Lynn Sheppard, n/k/a Julie Lynn Sheppard Uselton** _____ have bargained and sold, and by these present do transfer and convey unto the said **Edwin A. Groves and wife, Linda Groves** the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 15 on the Plan of Crestview Estates, Block "B", of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard S. Uselton and Julie L. Sheppard by deed from James V. Morris and wife, Pamela F. Weiss Morris of record in Book 7577, Page 91, Register's Office for Davidson County, Tennessee.

The said Richard S. Uselton and Julie Lynn Sheppard having sinced married and Julie Lynn Sheppard is now known as Julie Lynn Sheppard Uselton.

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

This is improved property known as: **701 Cedarcrest., Nashville, TN 37115.**

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 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 gender.

Witness our hands this 6th day of June, 1991.

Richard S Uselton
RICHARD S. USELTON

Julie Lynn Sheppard Uselton
JULIE LYNN SHEPPARD USELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named RICHARD S. USELTON and wife, JULIE LYNN SHEPPARD USELTON _____ the bargainor(s) 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 6th day of June, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $58,507.12. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 6 day of June, 1991.

NOTARY PUBLIC

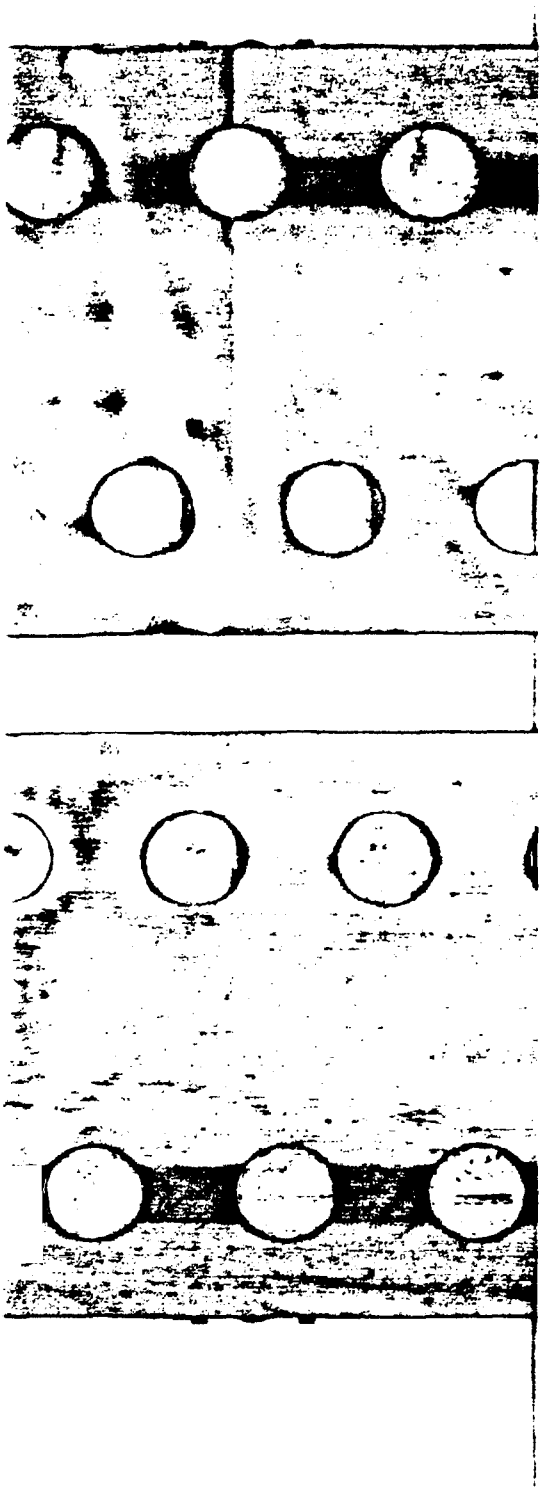
MY COMMISSION EXPIRES: 5-20-93

20243

JUN 7 8 17 AM '91

1513 06/07 0101 03CHECK 200.05

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8368 PAGE 816

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	58507.72
CON TX	193.05
PRFEE	1.00
MDEED	6.00
TOTAL	200.05
CHECK	200.05

06/07/91 01 08:20 0001 1513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20249

IDENTIFICATION

JUN 7 8 10 AM '91

No. 428583