This Instrument Was Prepared By:
Gail Pigg, Attorney At Law
219 Second Avenue, North
First Floor Suite
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS:	MAP & PARCEL NO:
Edward Stephens Groom and wife, Judy Brehm Groom	Fidelity Federal Bank, a Federal Savings Bank	MAP 142-9-F
418 General George Patton Road	401 Union Street	Parcel 418
Nashville, TN 37221	Nashville, TN 37219	

WARRANTY DEED

BOOK 8375 PAGE 834

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

A Tennessee Corporation, hereinafter called the grantors, having bargained and sold, and by these presents do transfer and convey unto,

Edward Stephens Groom and wife, Judy Brehm Groom

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 418, together with the Carport designated No. 418 -C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517,** as amended in Book 6900, page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

** and Book 8123, page 690.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by deed from B. B. Doubleday, Jr., of record in Book 7074, page 493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1991 taxes, and as above set forth.

This is improved property known as 418 General George Patton Road, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD the same tract or parcel of land with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 14th day of June, 1991.

HAURY AND SMITH CONTRACTORS, INC.

BY: J. Dwight Haury

227-51

REGISTER'S OFFICE
JUN 17 2 48 PM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared H. Wayne Morrison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Vice President respectively of Haury and Smith Contractors, Inc. the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. Wayne Morrison as Vice President and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of June, 19 91.

Notary Public

My Commission Expires: 5/28/95.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $89,690.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

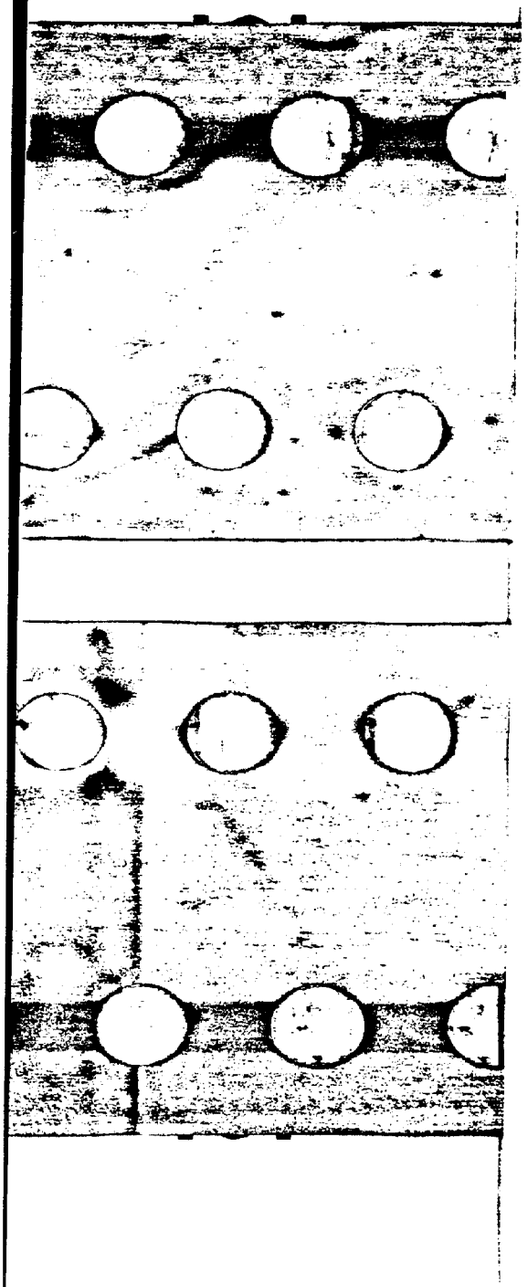
Affiant

Sworn to and subscribed before me this 14th day of June, 19 91.

Notary Public

My Commission Expires: 5/28/95.

4436 06/17 0101 03CHECK 303.01



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 836

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 89690.00
CON TX 296.01
PRFEE 1.00
WDEED 6.00
TOTAL 303.01
CHECK 303.01

06/17/91 01 14:55 0001 4436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2275L

RETURN TO: TITLE REFERENCE

JUN 17 2 48 PM '91

No. 431474