THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is ~~$132,500.00~~.

Eunice O. Shatz
Affiant

Subscribed and sworn to before me this 19th day of July, 1991.

Notary Public

My Commission Expires: 12-23-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
EUNICE SHATZ 822 Fatherland Street Nashville, Tennessee 37206	C & S MORTGAGE CORP. P.O. Box 656 Tucker, GA 30085-0656	MAP 82-16 PARCEL 260 18W 04820

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($132,500.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **BRIAN T. GRONER and wife, TERESA K. FREAM,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EUNICE SHATZ and ELAINE CHARLOTTE SPAULDING, both unmarried, as Joint Tenants with Rights of Survivorship,** 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 the easterly 60.0 feet of Lot No. 111 on the Plan of J.S. Williams Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID property fronts 60.0 feet on the southerly margin of Fatherland Street and extends back between parallel lines, with the westerly margin of South 9th Street, formerly Priscilla Street, erroneously referred to as the easterly margin, 210.0 feet to an alley.

BEING the same property conveyed to Brian T. Groner and wife, Teresa K. Fream, by Quitclaim Deed from Brian T. Groner and wife, Terresa K. Fream Groner, of record in Book 7384, page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 822 Fatherland Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of July, 1991.

BRIAN T. GRONER

TERESA K. FREAM

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 BRIAN T. GRONER and wife, TERESA K. FREAM, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 1991.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

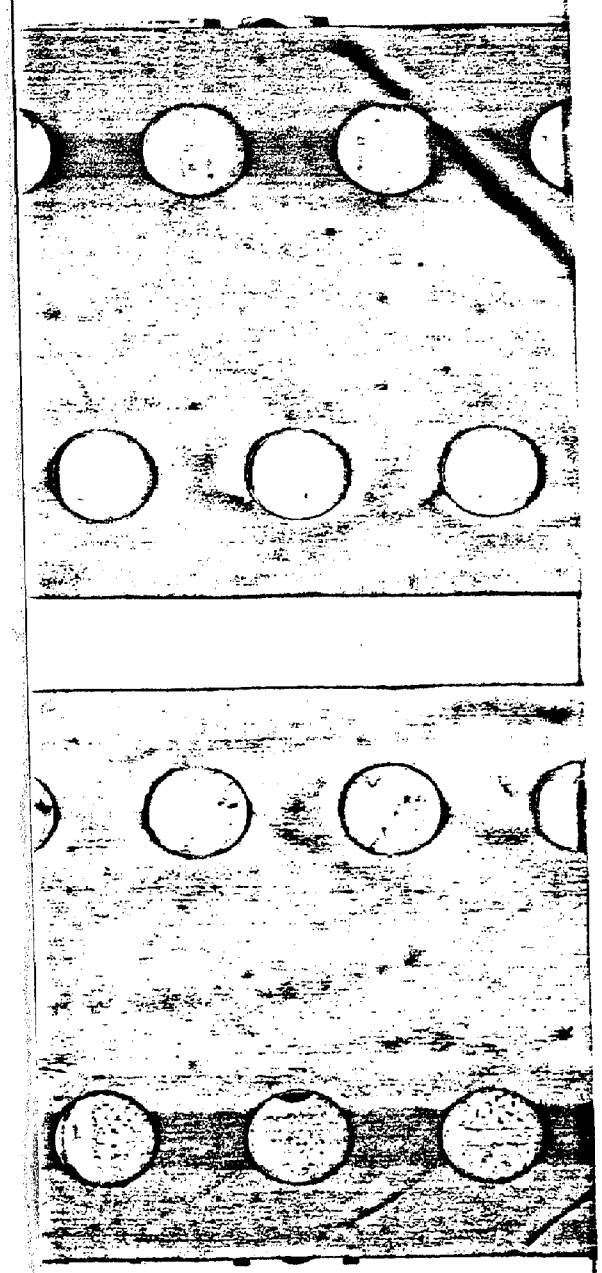
3331.9.

IDENTIFICATION

Jul 24 11 00 AM '91

MAIL ENV.

4557 07/24 0101 03CHECK 497.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8404 PAGE 306

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 132500.00
CON TX 490.25
PRFEE 1.00
WDEED 6.00
TOTAL 497.25
BANK 497.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
07/24/91 01 11:01 0001 4557

3331.9.

IDENTIFICATION REFERENCE

JUL 24 11 00 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 443532