PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31269)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 325000.00

Affiant

Sworn and subscribed before me this 26th day of November, 1991.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:
George Gruhn
247 Ensworth Avenue
Nashville, Tennessee 37205

Tax Bills To:
MORTGAGEE:
Leader Federal
P. O. Box 2926
Memphis, Tn 38101-2926

MAP-PARCEL NUMBERS
116-04-068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clarence C. Woodcock, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **George Gruhn and spouse, Nancy B. Gruhn,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Ensworth Acres Section One, of record in Book 3106, Page 146, Register's Office for said County.

SAID Lot No. 1 fronts 91.2 feet on the westerly margin of Ensworth Place and extends back 502.6 feet on the broken northerly line and 219.8 feet on the southeasterly line to a dead line in the rear measuring 448.2 feet thereon.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

BEING the same property conveyed to Clarence C. Woodcock, Jr. and wife, Anita G. Woodcock (Anita G. Woodcock has since died) by deed from George Edward Knox and wife, Kay H. Knox of record in Book 3462, Page 343, Register's Office for Davidson County, Tennessee.

6.5 8 9 1

RECEIVED FOR RECORD
DEC 2 12 39 PM '91

8303 12/02 0101 03CHECK 1209.50

This is improved property, known as: 247 Ensworth Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of November, 1991.

Clarence C. Woodcock

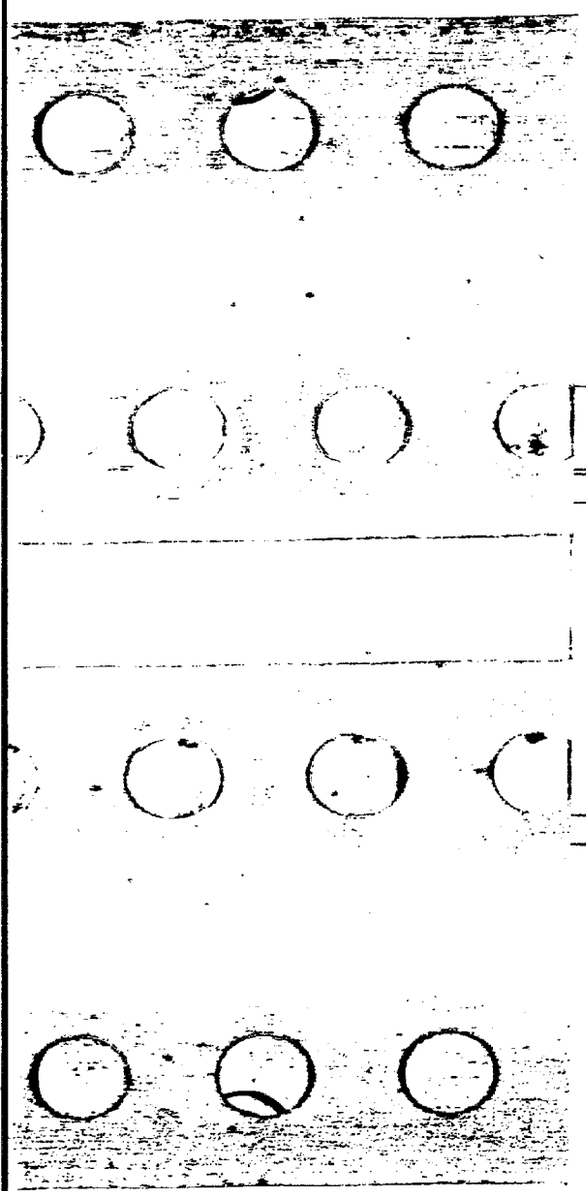
State of Tennessee
County of Davidson

On this 26th day of November, 1991, before me the undersigned authority, personally appeared Clarence C. Woodcock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8498 PAGE 5

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	325000.00
			CON TX	1202.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1209.50
			CHECK	1209.50
12/02/91	01		12:41 0001	8303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6589 IDENTIFICATION REFERENCE

DEC 2 12 39 PM '91

No. 480883