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: 31659)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 176000.00

Ronald Lee Grubbs, Jr.
Affiant

Sworn and subscribed before me this
12th day of March, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY
NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Ronald Lee Grubbs, Jr. 3028 23rd Avenue South Nashville, Tennessee 37215	Leader Federal Bank for Savings P. O. Box 2926 Memphis, Tennessee 38101-2926	117-06-015

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 **Paul J. Plummer and spouse, Mary Tom Plummer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Lee Grubbs, Jr. and spouse, Barbara W. Grubbs,** 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. 6 of Block 3, on the plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said County.

SAID Lot No. 6 fronts 100 feet on the easterly side of 23rd Avenue south and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Paul J. Plummer and wife, Mary Tom Plummer, by deed from Mary Finley Carver and Mildred M. Foye of record in Book 6236, Page 767, Registers office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Paul J. Plummer by Mary Tom Plummer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

3 2 1 — 8. U.

IDENTIFICATION REFERENCE

MAR 13 2 22 PM '92

DAVIDSON COUNTY, TN

This is improved property, known as: 3028 23rd Avenue South, Nashville, Tennessee 37215

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 12th day of March, 1992.

Paul J. Plummer

Paul J. Plummer, By: Mary Tom Plummer, Atty-In-Fact

Mary Tom Plummer

Mary Tom Plummer

State of Tennessee
County of Davidson

On this 12th day of March, 1992, before me the undersigned authority, personally appeared Mary Tom Plummer, 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.

STATE OF TENNESSEE
NOTARY PUBLIC
LARGE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public

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 **Mary Tom Plummer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Paul J. Plummer**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of March, 1992.

CHRISTY [illegible] NOTARY PUBLIC AT [illegible] TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Paul J. Plummer and Mary Tom Plummer

TO: Ronald Lee Grubbs, Jr. and Barbara W. Grubbs

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Mary Tom Plummer
Mary Tom Plummer, Affiant

Sworn to and subscribed before me this

12th day of March, 1992.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16 1995

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 315

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
176000.00
CON TX 651.20
PRFEE 1.00
MISC 6.00
TOTAL 658.20
CHECK 658.20

DAVIDSON COUNTY TN
MAR 13 2 23 PM
IDENTIFICATION REFERENCE
9 2 1 8.0

03/13/92 01 14:25 0001 6187

No. 510621