File 10804 File Box 38

WARRANTY DEED

BOOK 8620 PAGE 623

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TAMMY M. HEATH	NATIONSBANC MORTGAGE CORPORATION	Map 104-05
104 39th Avenue North (NAME)	P. O. Box 353 (NAME)	Parcel 019
Nashville, Tennessee 37209 (STREET ADDRESS OR ROUTE NUMBER)	Louisville, KY 40201-0353 (STREET ADDRESS)	F.B. 25W08110
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN CHRISTOPHER GROCE AND WIFE, LISA BRANHAM GROCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMMY M. HEATH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Part of West Grove Subdivision, as of record in Plat Book 421, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Christopher Groce and wife, Lisa Branham Groce by deed from Jean C. Knox and husband, William H. Knox of record in Book 7327, page 353, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 109, said Register's Office.

4403 05/07 0101 03CHECK 303.74

RECEIVED
DAVIDSON COUNTY, TN.
CLERK & MASTER II REGISTER
MAY 7 8 40 AM '92

IDENTIFI REFERENCE

08219

unimproved ( )
This is improved (XX) property, known as 104 39th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of May, 19 92.

John Christopher Groce
JOHN CHRISTOPHER GROCE

Lisa Branham Groce
LISA BRANHAM GROCE

BOOK 8620 PAGE 624

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN CHRISTOPHER GROCE AND WIFE, LISA BRANHAM GROCE

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of May, 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,250.00

Tammy M. Heath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 92

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

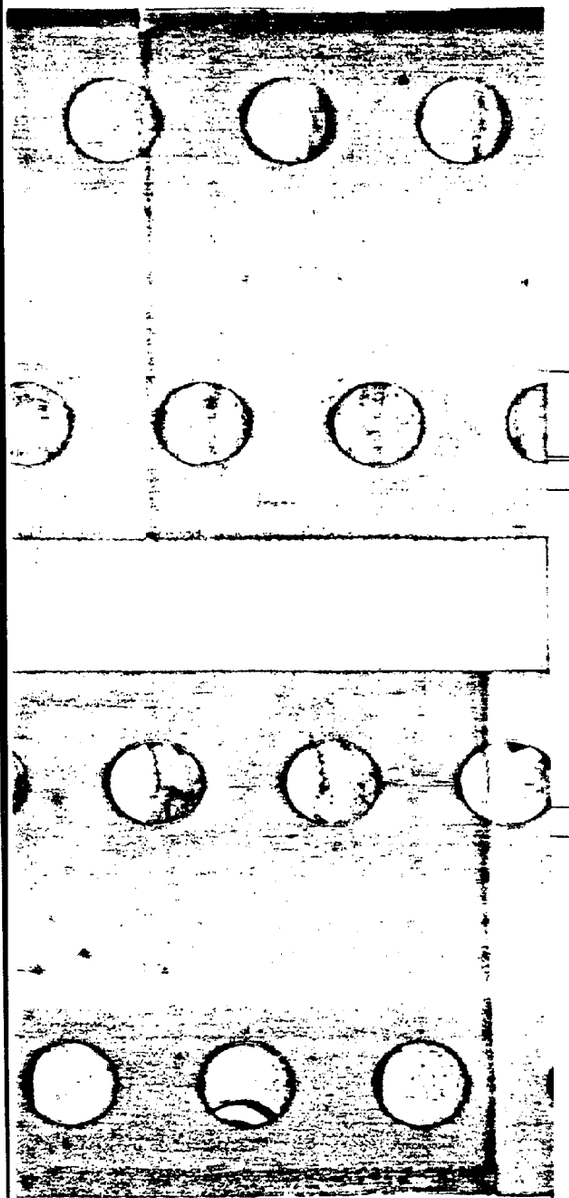
Notary Public

WARRANTY DEED

FROM JOHN CHRISTOPHER GROCE AND WIFE, LISA BRANHAM GROCE

TO TAMMY M. HEATH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8620 PAGE 625

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	80250.00
CON TX	296.74
PRFEE	1.00
WDEED	6.00
TOTAL	303.74
CHECK	303.74

RECEIPT IS NOT VALID UNLESS CHECK IS PAID [illegible] 0001 4403

08219

IDENTIFICATION REFERENCE

MAY 7 8 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528658