BOOK 8917 PAGE 674

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 93

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin C. Bernstine (NAME)	Citizens Savings Bank & Trust (NAME)	60-2-233
3073 Richmond Hills Drive (ADDRESS)	401 Charlotte Avenue (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Cleo Groves and wife, Louise Groves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin C. Bernstine and wife, Karen D. Bernstine

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 Lot No. 175 on the Plan of Parkway Estates, Section 1, of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 fronts 87.5 feet on the southwesterly side of Richmond Hill Drive and runs back 106.3 feet on the northwesterly side and 150.0 feet on the southeasterly side of a dead line in the rear on which it measures 80.85 feet.

Being the same property conveyed to Cleo Groves and wife, Louise Groves by deed from Nelson R. Jones, unmarried, of record in Book 8038, page 305, said Register's Office.

Louise Groves and Louise C. Groves are one and the same person.

1 0 1 3 4

IDENTIFICATION REFERENCE

APR 15 2 58 PM '93

DAVIDSON COUNTY, TN

[illegible] 04/15 0001 03CHECK 277.25

unimproved ( )
This is improved (X) property, known as 3073 Richmond Hills Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 14th day of April 19 93

Cleo Groves

Louise Groves

BOOK 8917 PAGE 675

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 Cleo Groves and wife, Louise Groves

the bargainor s, 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 at Nashville, Tennessee, this 14th day of April, 1993.

Commission expires September 16, 1995

Notary Public

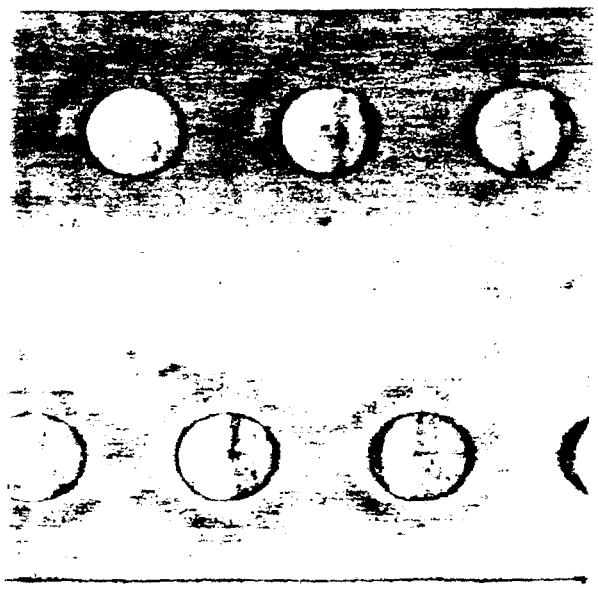
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8917 PAGE 676

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
TOTAL 277.25
CHECK 277.25

04/15/93 01 14:58 0001 6022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 3 4

IDENTIFICATION REFERENCE

APR 15 2 58 PM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 640777