STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 1994

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Donahue	Southeastern Mortgage of TN	150-03
(NAME) 1009 Ainsworth Circle	(NAME) 565 Marriott Drive, Suite 250	0377
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37214-5014	2DX03753
(CITY) (STATE) (ZIP)	(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, Charles W. Groustra and wife, Linda B. Groustra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Donahue and wife, Stephanie D. Donahue

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:

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of The Country, Section 9, of record in Plat Book 6900, Page 286, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles W. Groustra and wife, Linda B. Groustra by deed of record in Book 8182, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

MAIL ENV.

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

94 JUN 17 AM 9:46

61962
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 1009 Ainsworth Circle, Antioch, TN 37013
(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 hands this 13th day of June 1994

Charles W. Groustra
Charles W. Groustra

Linda B. Groustra
Linda B. Groustra

DCTN01WC

BOOK 9381 PAGE 36

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named Charles W. Groustra and wife, Linda B. Groustra

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 ~~Antioch~~ Nashville, Tennessee, this 13th day of June, 1994

Commission expires 1-26-97

John Gregory Hardeman
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_____ .

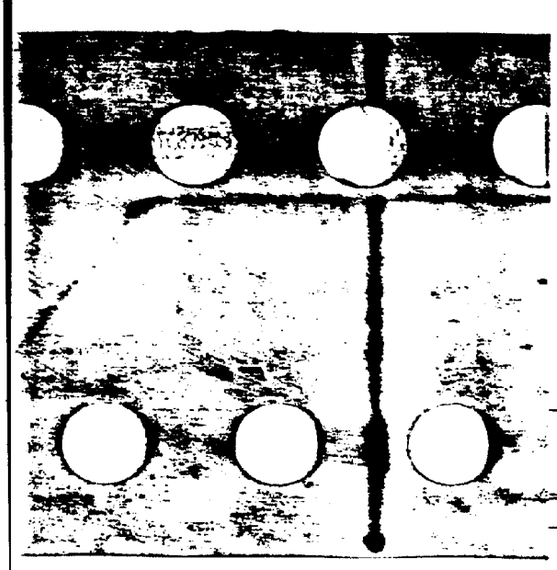
My commission expires _____

_____
Notary Public

7077 06/17 0101 03CHECK

482.23

DCTN01WC



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

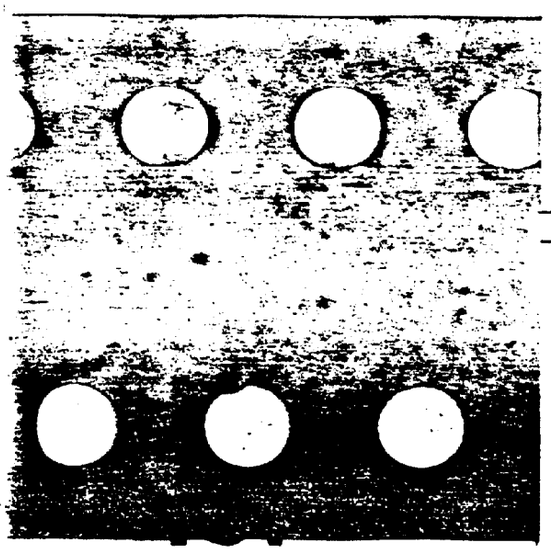
RECEIVED OF _____

FOR _____

BOOK 9381 PAGE 37

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 127900.00
CON TX 473.23
PRFEE 1.00
WDEED 8.00
TOTAL 482.23
CHECK 482.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/94 01 09:47 0001 7077

61962
IDENTIF. ← REFERENCE

94 JUN 17 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803811