D & T

WARRANTY DEED

BOOK 9447 PAGE 312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

X [signature] #
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 94

[signature]
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Robinson (NAME)	Lovell & Malone, Inc. (NAME)	MAP 147-4
287 Richbriar Road (ADDRESS)	404 James Robertson Parkway (ADDRESS)	PARCEL 152
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	5D 16776

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, Jeane E. Gruber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Robinson and wife, Apryle D. Robinson

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. 271 on the plan of Hillbrook, Section 5, of record in Plan Book 3700, page 73, Register's Office for said County.

Said Lot No. 271 fronts 106.2 feet on the southerly margin of Richbriar Road and extends back 186.34 feet on the southwesterly line and 154.2 feet on the easterly line to a dead line, which is a triangular lot.

Being the same property conveyed to Walter J. Gruber and wife, Jeane E. Gruber by deed from Ralph D. Miller and wife, Marjorie E. Miller of record in Book 4813, page 480, Register's Office for Davidson County, TN. Walter J. Gruber having since died and the property vested in Jeane E. Gruber by estate by entireties.

Subject to restrictions of record in Book 4031, page 160, said Register's Office.

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

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Jeane E. Gruber and Jean E. Gruber are one and the same person.

unimproved ( )
This is improved (X) property, known as 287 Richbriar Road, Nashville, TN 37211
(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 my hand this 25th day of August 19 94

Jeane E Gruber Power of Atty w. James Gruber
Jeane E. Gruber
By W. James Gruber by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF

BK 9447 PAGE 313

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 25, 1994 before me personally appeared W. James Gruber to me known to be the person who executed the foregoing instrument in behalf of Jeane E. Gruber and acknowledged that he executed same as the free act and deed of said Jeane E. Gruber for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 1994.

Laura A. Beasley
Notary Public

My Commission Expires: 11/22/97

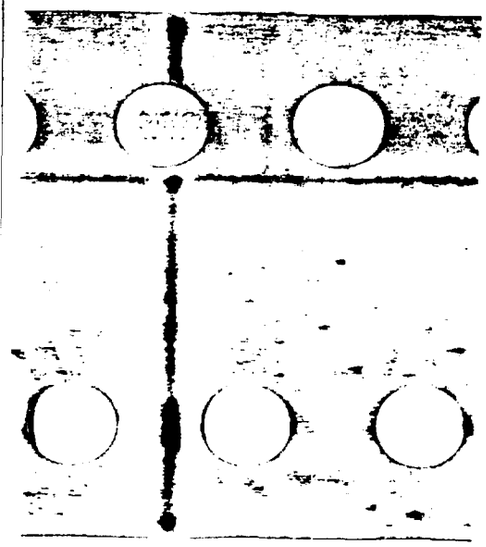
94 AUG 26 AM 10:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

85118

[illegible] 03CHECK

297.50



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

RECEIVED OF _____

FOR _____ BOOK 9447 PAGE 314

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	78000.00
DEN TX	282.60
	1.00
MISC	3.00
TOTAL	297.60
CHECK	297.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/94 01 10:36 0001 2193

85118
IDENTIF. ↑ REFERENCE

94 AUG 26 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 828600