OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9484 PG 355

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 332,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF October, 19 94

NOTARY PUBLIC

My Commission expires: 1-27-98

615/385-2804 THIS INSTRUMENT PREPARED BY SupCt. #003143.
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John D. Gruber etux	First Tennessee Bank	157-51
(NAME)	(NAME)	
6300 Edinburgh Drive		7D-37330
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 332,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Bruce W. Trotman, unmarried, and Edna M. Trotman, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John D. Gruber and wife, Nancy Dewitt Gruber

hereinafter called the GRANTEES, their 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. 2 on the plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, said Register's Office to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 6319, page 929, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result in a change in the actual current year's tax amount and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Book 5381, page 394, and Book 5200, pages 122 and 123, all said Register's Office.

This is unimproved ( ) improved (X) property, known as 6300 Edinburgh Drive, Nashville, TN 37221
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29 day of September, 1994.

X Bruce W. Trotman
Bruce W. Trotman

X Edna M. Trotman
Edna M. Trotman

9/29/94

ROBERT J. ZACCAGNINO
Notary Public, State of New York
No. 4978188
Qualified in Westchester Co.
Commission Expires February 25, 199_

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9484 PG 356

STATE OF ~~TENNESSEE~~ NEW YORK }
County of Westchester }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bruce W. Trotman and Edna M. Trotman, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29th day of September, 1994.

My Commission expires:

_____ _____
Notary Public

ROBERT J. ZACCAGNINO
Notary Public, State of New York
No. 4978188
Qualified in Westchester Co.
Commission Expires February 25, 1995

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

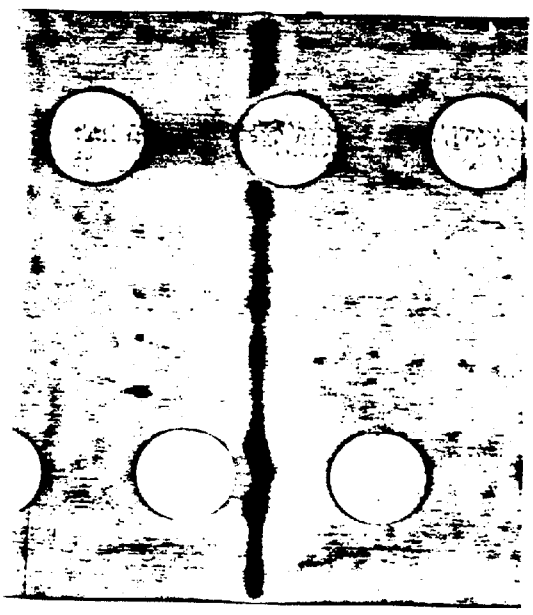
PICK-UP

94 OCT -4 PM 3:43
FELIX A. DYER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

96929

4921 10/04 0101 03 CHECK 1237.40





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

RECEIVED OF _____

FOR _____

Book 9484 PG 357

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 332000.00
CON TX 1228.40
PRFEE 1.00
MAINR 8.00
TOTAL 1237.40
CHECK 1237.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/94 01 15:42 0001 4921

96929
IDENTIF. & REFERENCE

94 OCT -4 PM 3:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 841161