WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 95

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 27, 1996

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven K. Grossman (NAME)	Tennessee Teachers Credit Union, (NAME)	141-15A
7053 Cotton Blossom Lane (ADDRESS)	1400 8th Avenue South (ADDRESS)	23CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	9D 68463

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, Julie C. Groark and husband, Sean Groark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven K. Grossman and wife, Jill A. Grossman

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. 73 on the Plan of Section I, Rolling River Estates, as of record in Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie Corby Carroll by deed from Michael E. Carroll of record in Book 8100, page 63 and from W. Gregory Nelson and wife, Pamela D. Nelson in Book 7539, page 97, Register's Office for Davidson County, Tennessee.

Sean Groark herein joins to convey any and all rights and interest he may have; especially his marital rights.

Subject to restrictions of record in Book 4788, page 950, amended in Book 4871, page 640 and Declaration of covenants, conditions and restrictions in Book 4892, page 689, said Register's Office.

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

FELIX E. DELAPPE, REGISTER
DAVIDSON COUNTY, TN.
95 APR 21 AM 10:32

IDENTIFICATION REFERENCE
53700

unimproved ( )
This is improved (X) property, known as 7053 Cotton Blossom Lane, Nashville, TN 37221
(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 19th day of April, 19 95

Julie C. Groark

Julie C. Groark

Sean Groark

Sean Groark

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 Julie C. Groark and husband, Sean Groark

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 Brentwood, Tennessee, this 19th day of April, 19 95.

Commission expires July 27, 1996

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

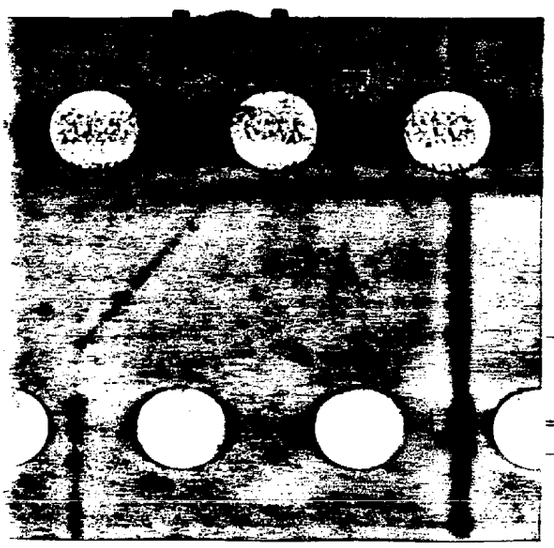
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RECEIVED 1101 DEEDS

451.51



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

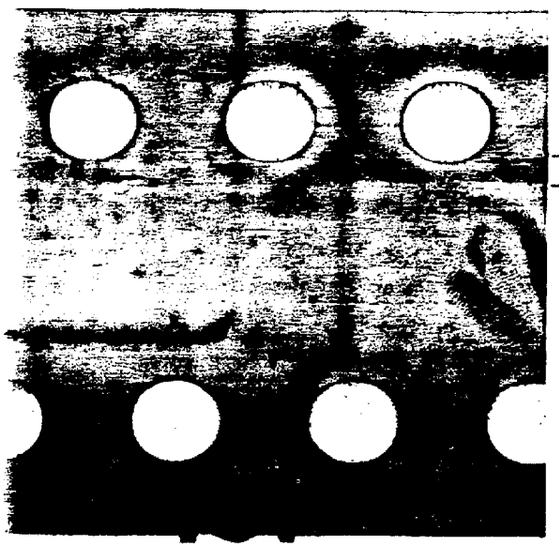
RECEIVED OF _____

FOR _____

BOOK 9651 PG 552

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 122350.00
CON TX 452.51
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] BANK 8.00
TOTAL 461.51
CHECK 461.51

53700
IDENTIFICATION REFERENCE

95 APR 21 AM 10:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

04/21/95 01 10:32 0001 3224

No. 902685