WARRANTY DEED

BOOK 9772 PG 795

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN D. GROVE	CHEMICAL RESIDENTIAL MORTGAGE CO	MAP 43-02
(NAME)	(NAME)	
114 CEDARWOOD LANE	343 THORNALL STREET	GROUP A
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	EDISON, NJ 08837	PARCEL 114.00 CO
(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, DEBORA J. THURSTON, now being DEBORA J. ZEMENICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN D. GROVE, UNMARRIED

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:

Situated in Davidson County, Tennessee, being Lot No. 114, Building C, on the Plan of Cedarwood Courtyard Homes, Phase One, as of record in Book 5200, pages 60 and 61, as amended in Book 5497, page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is made for a more complete description.

The fee title to this lot, if described as bounded on any street, lane, walkway, park, playgound, lake, pond, pool, or any other common property which has not been dedicated or accepted by the public and the fee title to this lot as shown on the recorded plat of Cedarwood Courtyard Homes, if it abuts upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to Cedarwood Courtyard Homes Homeowners Association, Inc. for the common enjoyment of all of the residence in Cedarwood Courtyard Homes.

Being the same property conveyed to DEBORA J. THURSTON, by Deed of record in Book 7018, page 629, Register's Office for Davidson County, Tennessee; the said DEBORA J. THURSTON now being DEBORA J. ZEMENICK.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 114 CEDARWOOD DRIVE, MADISON, TN 37115
(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 22nd day of August 19 95

Debora J. Zemenick

DEBORA J. ZEMENICK

BOOK 9772 PG 793

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 DEBORA J. ZEMENICK

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 22nd day of August, 19 95.

Commission expires January 24, 1998

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 _____

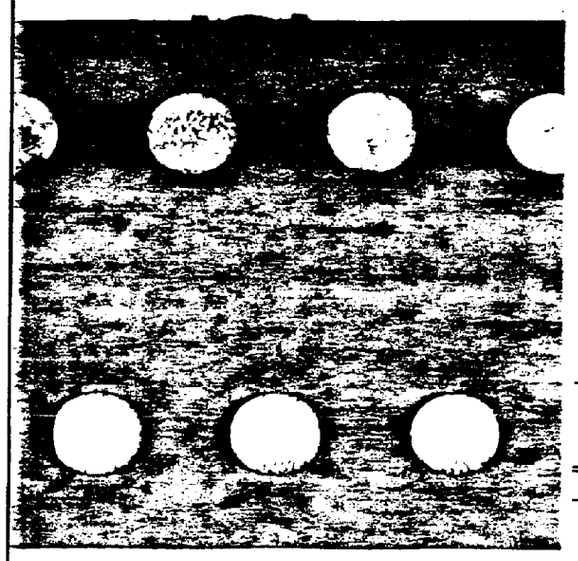
Notary Public

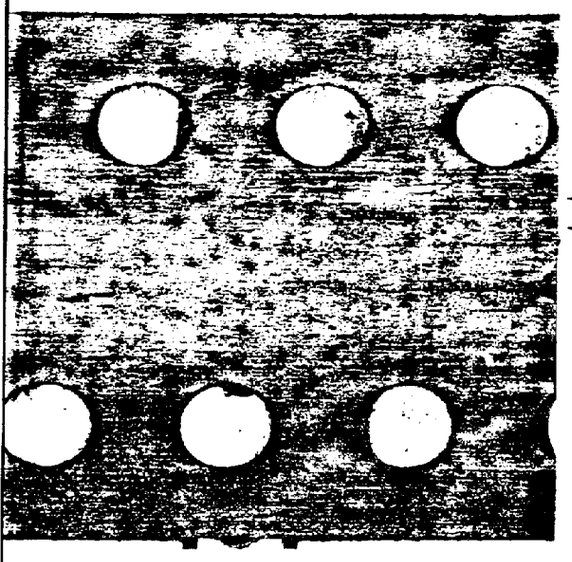
95 AUG 25 AM 8:34

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

00092922





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

RECEIVED OF _____

FOR _____

BOOK 9772 PG 797

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	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
TOTAL	238.40
CHECK	238.40

08/25/95 01 08:34 0001 6239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0092922
IDENTIF. ↑ REFERENCE

95 AUG 25 AM 8:34

REGISTER
DAVIDSON COUNTY, TN.

No. 945177