WARRANTY DEED

BOOK 10110 PG 949

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Groves (NAME)	Southtrust Mortgage Corporation (NAME)	
4625 Rockland Trail (ADDRESS)	100 Brookwood Place, Suite 300 (ADDRESS)	176-01-005.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Leon F. Cheatwood and Nialta L. Stern, as tenants in common with the right of survivorship HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Groves

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, TN, being Lot No. 46 on the Plan of Final Plat Hickory Woods, Section A, of record in Book 6900, Page 511; surveyor's certificate of correction in Book 7582, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leon F. Cheatwood by deed from Daniel A. Stern and wife, Terri L. Stern of record in Book 9222, Page 717, Register's Office for Davidson County, TN. Leon F. Cheatwood conveyed subject property to Elizabeth J. Smith, Trustee, who conveyed subject property to Leon F. Cheatwood and Nialta L. Stern, as tenants in common with the right of survivorship by quitclaim deed of record in Book 9288, Page 871, rerecorded in Book 9326, Page 480, said Register's Office.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 7422, Page 235; Book 7422, Page 301; Book 9616, Page 470; Book 9678, Page 187; By-Laws in Book 7932, Page 648; Certificate in Book 9997, Page 844, and all matters shown on the Plan of Record.

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unimproved ( )
This is improved (X) property, known as 4625 Rockland Trail, 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 hand s this 1st day of July 19 96

Leon F. Cheatwood

Nialta L. Stern

STATE OF TENNESSEE

BOOK 10110 PG 950

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon F. Cheatwood and Nialta L. Stern

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 1st day of July, 19 96.

Commission expires January 29, 2000

ELIZABETH A. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

Notary Public

STATE OF TENNESSEE

COUNTY OF

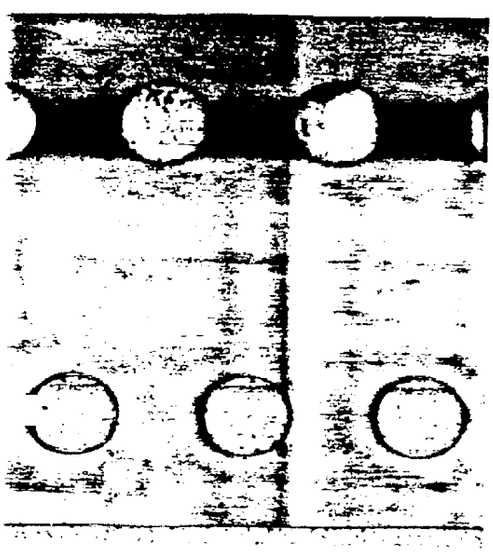
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and 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 _____.

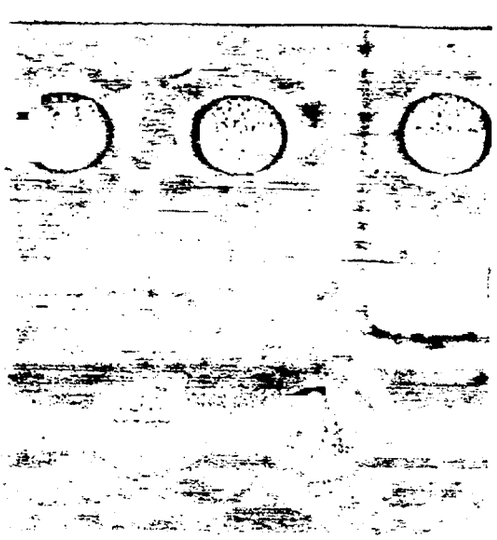
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10110 PG 951

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

CAPT
104900.00
CON TX 388.13
PRFEE 1.00
WDEED 8.00
TOTAL 397.13
CHECK 397.13

07/03/96 01 16:09 0001 1540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200219
IDENTIFICATION REFERENCE

96 JUL -3 PM 4:05

REGISTER
DAVIDSON CO. TENN.

No. 1059269