FORM NO. WD-1

BOOK 5825 PAGE 614

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.00

X Sonia A. Sebert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 19 81

Notary Public

MY COMMISSION EXPIRES: 13 Jan 82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SONIA A. SEBERT (NAME) | CITICORP HOMEOWNERS, INC. (NAME) | MAP 91-15 |
| 5006 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 24550 (STREET ADDRESS) | PARCEL 238 |
| Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP) | St. Louis, Missouri 63141 (CITY) (STATE) (ZIP) | 25W-1165 |

FOR AND IN 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, CAROL L. BALDWIN GUTH, et vir DAVID GUTH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SONIA A. SEBERT

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 part of the South part of Block 17 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of The West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, as follows:

BEGINNING at a point in the north margin of Dakota Avenue, 110 feet east of the easterly margin of 51st Avenue, North; 150 feet to a point in the north margin of an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 150 feet to the north margin of Dakota Avenue; thence westerly with the margin of the same, 50 feet to the beginning.

BEING the same property conveyed to Carol L. Baldwin by deed from Billy Ray Knight and wife, Kathy W. Knight, of record in Book 5445, page 305, Register's Office for Davidson County, Tennessee. The said Carol L. Baldwin now being Carol L. Baldwin Guth and her husband, David Guth joins in this conveyance for whatever interest he might have in said loan.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mercantile Mortgage Company (now CITICORP HOMEOWNERS, INC), of record in Book 5445, page 308, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 5006 Dakota Avenue, Nashville, Tennessee 37209
(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 27th day of November, 19 81

X Carol L. Baldwin Guth X
CAROL L. BALDWIN GUTH

David Guth
DAVID GUTH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CAROL L. BALDWIN GUTH and husband, DAVID GUTH

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 27th day of November 19 81

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ and _____ (they), being authorized so to do, executed 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

**WARRANTY DEED**

FROM
CAROL L. BALDWIN GUTH, et vir

DAVID GUTH

TO
SONIA A. SEBERT

PLEASE FILE BOX "7"

G. 70253

IDENTIF. REFERENCE

DEC 1 2 26 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

731 12/81 197.64 - CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5825 PAGE 616

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 38900.00- CO | |
| | | | 101.14 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK - 107.64- | |
| 0731 | A12/01/81 | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G. 70253

IDENTIF. REFERENCE

DEC 1 2 26 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855742