This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5869 PAGE 598

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Daniel	Citicorp Homeowners, Inc.	91-5-42
(NAME) 1123 Church St, Suite 411	(NAME) P. O. Box 24550	
(STREET ADDRESS OR ROUTE NUMBER) Nash, TN 37203	(STREET ADDRESS) St. Louis, Missouri 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- Dollars,

cash in hand paid by John R. Daniel and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John R. Daniel has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $24,450.00, secured by deed of trust of record in Book 5513, page 281, Register's Office for Davidson County, Tennessee,

We, Michael W. Nesmith and wife, Patricia K. Nesmith

have this day bargained and sold, and do hereby transfer and convey unto the said John R. Daniel

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51, on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the westerly side of Ries Avenue and runs back between parallel lines 140 feet to the easterly margin of a 12 foot easement for 8 inch sewer line.

Being the same property conveyed to Michael W. Nesmith and wife, Patricia K. Nesmith by deed from Arlene Gilbert, of record in Book 5513, page 278, Register's Office for said County.

This conveyance is subject to the plan of record in Book 2663, page 102, Register's Office for said County, which shows an Owner's Certificate, a 40-foot minimum building setback line from Ries Avenue; and restrictive covenants of record in Book 2861, page 35, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 1 day of April 1982

Affiant John R. Daniel

My commission expires: 10-20-85 (Affix Seal)

Notary Public Doris E. Frost

unimproved ( )
This is improved (X) property, known as 701 Ries Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of March, 1982 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael W. Nesmith

Michael W. Nesmith

Patricia K. Nesmith

Patricia K. Nesmith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Michael W. Nesmith and wife, Patricia K. Nesmith

the within named bargainors, 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 Nashville, Tennessee *this* 31st *day of* March, *19*82

Doris E. Moran *Notary Public*

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....day *of* ....., *19*.....

.....*Notary Public*

Commission expires .....

385 04/05 71.50- CHECK

G 8 5 9 0 8

IDENTIF. REFERENCE

APR 5 11 06 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 240483

FROM
Michael W. Nesmith and wife,
Patricia K. Nesmith

TO

John R. Daniel

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____ BOOK 5869 PAGE 600

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 71.50-	
			0386A04/05/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 5 9 0 8

IDENTIF. REFERENCE

APR 5 11 06 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874599