ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James H. Seagraff and wife, (NAME)	Citicorp Homeowners Services, Inc. (NAME)	
1121 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27377 (STREET ADDRESS)	map 72-2
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP CODE)	par 177 LM

WARRANTY DEED

BOOK 6067 PAGE 568

For and in consideration of the sum of $10.00-

Ten and NO/100- DOLLARS

Cash in hand paid by James H. Seagraff and wife, Frances L. Seagraff, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated June 6, 1978, in the original principal amount of $25,650.00, payable as provided therein to Mercantile Mortgage Company, and secured by Deed of Trust executed by Robert L. Gregory and wife, Luu Thi Gregory, to James R. Bellar, Trustee, of record in Book 5296, page 990, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said James H. Seagraff and wife, Frances L. Seagraff, do hereby assume and agree to pay, we,

JAMES ELLWOOD BROWN AND WIFE, JUDY ELLEN BROWN

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES H. SEAGRAFF AND WIFE, FRANCES L. SEAGRAFF

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 50 feet of Lot #42 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot #42 fronts 50 feet on the north side of Kirkland Avenue and runs back between lines, 196.9 feet, more or less, on the west line and 198 feet on the east line, to a dead line and measures 50 feet, more or less thereon.

Being the same property conveyed to James Ellwood Brown and wife, Judy Ellen Brown, by deed from Ora Eads and David L. Tidball of record in Book 5476, page 438, Register's Office for Davidson County, Tennessee.

RUSH

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JUN 1 3 15 PM '83
IDENTIF. REFERENCE
H 5 1 3 2 4

unimproved ( )
This is improved (X) property, known as 1121 (House Number) Kirkland Avenue (Street)

(P. O. Address) Nashville, (City or Town) Tennessee 37216 (Zip Code)

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.

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 27 day of May, 1983.

James Ellwood Brown

Judy Ellen Brown

BOOK 5067 PAGE 569

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 James Ellwood Brown and wife, Judy Ellen Brown

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 Nashville, Tennessee, this 27 day of May, 19 83.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James H. Seagraff

Sworn to and subscribed before me
this 27th day of May, 19 83.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

This instrument was prepared by:

Name	Address
Frank P. Reynolds, Attorney	216 Third Avenue, North Nashville, Tennessee 37201

1747 06/01 100.25

WARRANTY DEED

FROM JAMES ELLWOOD BROWN AND WIFE,
JUDY ELLEN BROWN

TO JAMES H. SEAGRAFF AND WIFE,
FRANCES L. SEAGRAFF

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6067 PAGE 570

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
			37900.00- CO	
			96.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	105.04-
			1747A06/01/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5. 1-324.

IDENTIF. REFERENCE

JUN 1 3 15 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 953110