File Box 43

3783 08/10 123.50- CHECK

BOOK 6113 PAGE 274

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,993.65

David Lambert Sitzes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1983.

Notary Public

MY COMMISSION EXPIRES 4-20-86

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lambert Sitzes (NAME)	Citicorp Homeowners Services, Inc. (NAME)	27W-5040
1101 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 24550 (STREET ADDRESS)	Map: 83-3
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	Par: 185

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, LEWIS CRIS MOORE, JR. and wife, LOUISE MOORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID LAMBERT SITZES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 1 on the Map of W. S. Ashworth's Subdivision of certain lots in the Town of Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 87 feet on the easterly side of Porter Road and runs back between lines, 210 feet on the north line and 216 feet on the south line, along the north margin of Rosebank Avenue, to an alley in the rear, measuring 86.5 feet thereon.

BEING the same property conveyed to Lewis Cris Moore, Jr. and wife, Louise Moore by deed from Joan Hunter, unmarried, of record in Book 5777, Page 267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

FOR and IN CONSIDERATION of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated 8-28-79, and filed for record in the office of the recorder of Deeds of Davidson County, Tennessee in Book 5490, Page 323, and note of even date thereby secured in the original principal amount of $42,800.00, payable to Mercantile Mortgage Company, which Trust Deed was subsequently assigned to CITICORP HOMEOWNERS, INC. by instrument of record in Book 5841, Page 775, and which deed the Grantee herein assumes and agrees to pay as part payment of the purchase price. Contd..

This is improved (XX) unimproved ( ) property, known as 1101 Porter Road (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37206 (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 hands this 10th day of August, 19 83

x Lewis Cris Moore, Jr

x Louise Moore
Louise Moore

STATE OF TENNESSEE
Davidson County

BOOK 6113 PAGE 275

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis Cris Moore, Jr. and wife, Louise Moore

the 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 10th day of August, 1983

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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 _____ this _____ day of _____, 19____

My commission expires _____

Notary Public

RUSH

FILED FOR RECORD
DAVIDSON CO., TN.
AUG 10 12 35 PM '83

IDENTIFIED REFERENCE

H 6 6 2 3 9

WARRANTY DEED

FROM
Lewis Cris Moore, Jr. et ux
Louise Moore

TO
David Lambert Sitze, Jr.

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

Contd...

THE GRANTEE furhter hereby assumes the obligations of Lewis Cris Moore, Jr. and wife, Louise Moore under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim or payment arising from the guaranty or insurance of the indebtedness hereinbefore mentioned.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6113 PAGE 276

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44953.65- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
8783A	08/10/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 2 3 9

IDENTIF. REFERENCE

AUG 10 12 46 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 970329