FORM NO. WD-1

BOOK 6293 PAGE 768

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,533.86

Mark Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 84.

Notary Public

MY COMMISSION EXPIRES: Nov 6 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mark Perkins (NAME)	Citicorp Homeowners Services, Inc. (NAME)	105-10
758 Roycroft Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	212
Nashville, TN 37203 (CITY) (STATE) (P O ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	16W-18030

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~~ I, Malcolm Christian Mounger, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Perkins,

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 Lot No. 35 on the plan of S. C. Caldwell's Roycroft Addition, of record in Book 332, page 37, Register's Office for said County.

SAID Lot No. 35 fronts 50 feet on the northerly margin of Roycroft Place, formerly Avenue, and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Malcolm Christian Mounger by deed from Jack Carney, Nell Ruth Graham, Willie Mae Harris, Elizabeth Stewart Case, Mary Jo Fenton, James R. Howell, Woodrow Rash and Mildred Kirkpatrick, of record in Book 5540, page 554, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mercantile Mortgage Company of record in Book 5540, page 557, and assigned to Citicorp Homeowners, Inc., by instrument of record in Book 5841, page 463, both the the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is unimproved ( ) improved (X) property, known as 758 Roycroft Place, Nashville, Tennessee 37203
(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 my hand this 16th day of May, 19 84

Malcolm Christian Mounger

Malcolm Christian Mounger

7217

BOOK 6293 PAGE 769

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcolm Christian Mounger

or proved to me on the basis ~~of satisfactory evidence,~~

the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of May 19 84

Commission expires Nov 4 1987

Christy Wilkins 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 (his oath) (their several oaths) acknowledged (himself) (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 _____ on this the _____ day of _____, 19____.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

MALCOLM CHRISTIAN MOUNGER

TO

MARK PERKINS

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

dp

IDENTIF. REFERENCE

I 2 6 6 0

MAY 17 10 08 AM 1984

FEE [illegible]
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6293 PAGE 770

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

37533.86- CAMT.
97.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.00-
7217A05/17/84 CSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12 26 60

IDENTIF. REFERENCE

MAY 17 10 08 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0036712