WARRANTY DEED

BOOK 6341 PAGE 569

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,443.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1984.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN H. FROMM, et ux (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	25
1120 Hitt Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 24550 (STREET ADDRESS)	72
Goodlettsville, Tn. (CITY) (STATE) 37072 (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	GO 11580

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, RICHARD W. PACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN H. FROMM and wife, VICKI D. FROMM

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:

Being Tract No. 2 according to a survey by Ralph W. C. Lambert, dated July 7, 1969, more particularly described as follows:

Beginning at a point, South 76° 52' East 80 feet from a spike in a common corner of the Shane property, formerly John S. Hitts' property, continuing on with said Hitt Lane, South 76° 52' East 80 feet to a point; thence leaving the centerline of Hitt Lane, North 2° 26' East 613 feet to a point; thence North 72° 38' West 80 feet to an iron pin in the common corner of a 1.1 acre lot; thence with a line between this lot and other lot, South 2° 43' West 619.5 feet, more or less, to the center of Hitt Lane, and the point of beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Richard W. Pace partly by deed from Darrell Netherton and wife, Glenda C. Netherson, of record in Book 6176, page 289, Register's Office for Davidson County, Tennessee, and partly by divorce decree of record in Book 6176, page 289, Register's Office for Davidson County, Tennessee.

Connie S. Pace, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 1120 Hitt Lane, Goodlettsville, Tennessee 37072
(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 17th day of July, 1984

Richard W. Pace
RICHARD W. PACE

Connie S. Pace
CONNIE S. PACE

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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 Richard W. Pace and Connie S. Pace

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 Goodlettsville, Tennessee this 17th day of July, 19 84

Commission Expires October 19, 1984 — Notary Public.

STATE OF _____ }
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

Grantees assume the obligation to pay the remaining balance of a note to Mercantile Mortgage Company, secured by a deed of trust of record in Book 5463, page 641, Register's Office for Davidson County, Tennessee.

I 37307

T
IDENTIF. REFERENCE

JUL 19 10 56 AM '84
FEE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6341 PAGE 571

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

42443.30- CAMT.
110.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 116.74-
4967A07/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-37-3 07.

IDENTIF. REFERENCE

JUL 19 10 55 AM '84

REGISTER
COUNTY, TN

No.0053990