[illegible] 2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Debra Walls<br>5508 Bon Air Circle<br>Nashville, TN 37209 | Citicorp Homeowners, Inc.<br>P. O. Box 24550<br>670 Mason Ridge Center Drive<br>St. Louis, Missouri 53141 | 103-3<br>26<br>8DA-56295 |

**WARRANTY DEED**

BOOK 6414 PAGE 546

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billy G. Miracle, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Debra Walls, hereinafter called the Grantee, Grantee's 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. 98 on the plan of Section Two, Richland Meadows, of record in Book 2083, page 72, said Register's Office.

SAID Lot No. 98 fronts 60 feet on the easterly margin of Bon Air Circle and extends back 166 feet on the southerly line passing the traverse witness line, at a point, on the southerly line 97.8 feet from the easterly margin of Bon Air Circle; and 160.5 feet on the northerly line passing the traverse witness line, at a point, on the northerly line 105.6 feet from the easterly margin of Bon Air Circle to a dead line in the rear, measuring 87.84 feet thereon.

BEING the same property conveyed to Billy G. Miracle by deed from Sally W. Fyke and Julie Ann Agee, of record in Book 6237, page 199, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2152, page 121, and Book 2195, page 256, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 5742, page 56, 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 (xx) improved property, known as 5508 Bon Air Circle, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of October, 1984.

Billy G. Miracle

**STATE OF TENNESSEE**
**COUNTY OF** TENNESSEE

On this 29th day of October, 1984, before me personally appeared Billy G. Miracle, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6414 PAGE 547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 43,058.98.

Debra Walls
Affiant

Subscribed and sworn to before me, this the 29th day of October, 1984.

My Commission Expires: 11-17-84

Notary Public

160053

IDENTIF. REFERENCE

Oct 30 12 27 PM '84

REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

from:

BILLY G. MIRACLE

to:

DEBRA WALLS

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | | PREEF -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

43058.98- CAMT.
112.06 CSTAX
.50 PREEF
6.00 WDEED
CHECK 118.56-
2990A10/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

160053

IDENTIF. REFERENCE

Oct 30 12 27 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0081165