This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6458 PAGE 201

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,522.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GERALD Y. SMITH, et ux (NAME)	CITICORP HOMEOWNERS SERVICES, INC. (NAME)	83-2
1411 McKennie Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	11
Nashville, Tn. (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	27W 24690

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, ROBERT RUSKIN and wife, DORIS RUSKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD Y. SMITH and wife, ELEANOR J. SMITH

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 Lot No. 21 and the easterly half of Lot No. 20 on the Plan of H. M. Doak's Subdivision as of record in Book 332, page 22, Register's Office for said County.

Said Lot No. 21 and the easterly half of Lot No. 20 front together 75 feet on the northerly side of McKennie Avenue, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Robert Ruskin and wife, Doris Ruskin, by deed from John E. Crowder, III and W. E. Weems, II, a partnership, d/b/a 2M Investments of record in Book 5450, page 706, Register's Office for Davidson County, Tennessee.

I.T. 2 7.4.7.

IDENTIF. REFERENCE

Dec 27 9 24 AM '84

FILED & RECORDED
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1411 McKennie Avenue, Nashville, Tn.
(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 21st day of December, 19 84

Robert Ruskin
ROBERT RUSKIN

Doris Ruskin
DORIS RUSKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Ruskin and Doris Ruskin

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 21st day of December, 1984.

Commission Expires October 19, 1986 _____, 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 _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____ _____
Notary Public

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42522.83- CAMT.
110.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 117.00-
8628A12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7:27:4:7:

IDENTIF. T REFERENCE

Dec 27 9 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96371