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IDENTIF. REFERENCE

FEB 11 9 44 AM '85

FELIX A. NELL, JR. REGISTER
DAVIDSON COUNTY, TN

BOOK 6490 PAGE 425

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,160.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 85.

Notary Public

MY COMMISSION EXPIRES: 1-1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Prim Renfro (NAME)	Citicorp Homeowners Services, Inc. (NAME)	83-3-185
1101 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	27W-5040
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	

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, David Lambert Sitzes, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beth Prim Renfro, Unmarried

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. 1 on the plan of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of The Town of Brownsville, of record in Book 161, page 153, Register's Office for said County.

SAID Lot No. 1 fronts 87 feet on the easterly margin of Porter Road and extends back 210 feet on the northerly line and 216 feet on the southerly line to an alley in the rear, measuring 86.5 feet thereon.

BEING the same property conveyed to David Lambert Sitzes by deed from Lewis Cris Moore, Jr. and wife, Louise Moore, of record in Book 6113, page 274, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

For and in consideration of Ten Dollars ($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, in the office of the recorder of deed 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 debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of David Lambert Sitzes under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned. Grantee also agrees to assume the unpaid balance of a note secured by a second mortgage Deed of Trust to **

(Continue on back)

This is unimproved ( ) improved (X) property, known as 1101 Porter Road, Nashville, Tennessee 37206
(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 30th day of January, 1985

David Lambert Sitzes

02/11 0233

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Lambert Sitzes

the bargainor, 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 30th day of January, 19 85.

Commission expires 1-19-86

*or proved to me on the basis of satisfactory evidence

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
David Lambert Sitzes, Unmarried

TO
Beth Prim Renfro, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

**Lewis Cris Moore, Jr. and wife, Louise Moore, of record in Book 6113, page 277, Register's Office for Davidson County, Tennessee. Said deed of trust was assigned to Credithrift of America.

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

43160.07- CAMT.
118.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.82-
0233A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 11 9 44 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107656