file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Roy Sanders
107 Oak Meadows Lane
Nashville, TN 37215

SEND TAX BILLS TO:
Citicorp Homeowners, Inc.

670 Mason Ridge Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 131-3-F
PARCEL 6
16DA-40225

WARRANTY DEED

BOOK 6768 PAGE 352

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, R. B. Investments, a Tennessee general partnership comprised of Robert Bush Sneed, Jr., and James R. Overby hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy Sanders and Melanie Landaverde, as joint tenants with rights of survivorship, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 on the plan of Oak Meadows Condominium Apartments, a Horizontal Property Regime, as established by the Exhibit "C" to the Master Deed, of record in Book 6441, page 116, Register's Office for said County, which is incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to R. B. Investments, a Tennessee general partnership comprised of Robert Bush Sneed, Jr. and James R. Overby, by deed from Laurel M. Watjen, unmarried, of record in Book 6441, page 66, and by deed from Russell T. Wingo and Nancy Wingo Baker, of record in Book 5996, page 276, both in Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6441, page 69, said Register's Office.

7.09884
IDENTIFICATION REFERENCE
JAN 23 10 01 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 107 Oak Meadows Lane, Nashville, TN 37215.

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 22nd day of January, 19 86

R. B. Investments
By: Robert Bush Sneed
Robert Bush Sneed, Jr. Partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6768 PAGE 353

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 143,000.00.

Roy Landaverde
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1986.

My Commission Expires: 11-1-87

Christy Wilkins-Bucy
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Bush Sneed, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon, oath, acknowledged himself to be the partner of R.B. Investments, the within named bargainor, a partnership, and that he as such partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of January, 1986.

Christy Wilkins-Bucy
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:
R. B. Investments

to:
Roy Sanders and Melanie Landaverde

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

TN-24469

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

RECEIVED OF _____

FOR _____

BOOK 6768 PAGE 354

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
			143000.00- CAMT.	
			376.10 CSTAX	
		VB	378.10- CSTAX	
			371.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 378.30-	
			8476A01/23/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70984

IDENTIFICATION REFERENCE

JAN 23 10 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213172