Title Box 67 JCB

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marion J. Adamson 3815 Central Avenue Nashville, TN 37205	Citicorp Homeowners, Inc. 670 Mason Ridge Center Drive St. Louis, Missouri 63141	MAP 103-12 PARCEL 273 26W-1990

WARRANTY DEED

BOOK 6803 PAGE 431

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, Martha Henderson, unmarried, as Executrix and devisee under the Wills of Ruth Henderson Leaver and Salome H. Miller, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marion J. Adamson and wife, Susan P. Adamson 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. 204 on the map of Richland Realty Co.'s Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County.

SAID Lot No. 204 fronts 50 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet to an alley.

BEING the same property conveyed to G. J. Leaver by Deed from O. B. Hofstetter, Jr., Trustee of the Estate of James Paul Barnette, in Bankruptcy No. 22234 of record in Book 1912, page 243, said Register's Office. The said G. J. Leaver, also known as George Justus Leaver, subsequently died testate and by Will in Will Book 70, page 257, Probate Court Clerk's Office for said County, Tennessee, subject property was devised to his wife, Ruth Henderson Leaver. The said Ruth Henderson Leaver died April 5, 1984, and by her Will in Will Book 147, page 729, said Probate Court Clerk's Office, she authorized her sister, Martha Henderson, to sell subject property and leaving the said Martha Henderson and her other sister, Salome H. Miller as devisees. The said Salome H. Miller has since died May 26, 1984, and by her Will in Will Book 150, page 869, said Probate Court Clerk's Office, she devised her interest in subject property to Martha Henderson.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

This is (un)improved property, known as 3815 Central Avenue, Nashville, TN 37205.

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 11th day of March, 1986.

Martha Henderson

Martha Henderson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of March, 1986, before me personally appeared Martha Henderson, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/12/89

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6803 PAGE 432

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 $ 72,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of March, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Martha Henderson, unmarried,

to:
Marion J. Adamson and wife, Susan P. Adamson

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

tn-24578

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

86 MAR 13 PM 12:59

IDENTIFICATION REFERENCE

8 2 7 8 4

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

RECEIVED OF _____

FOR _____

BOOK 6803 PAGE 433

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

72000.00- CAMT.
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
275203/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

827.84

IDENTIFICATION REFERENCE

MAR 13 12 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227069