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

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jerry L. Thompson 3507 Richards Street Nashville, TN 37215	Citicorp Homeowners, Inc. 670 Mason Ridge Center Drive St. Louis, MO 63141	117-12-6

WARRANTY DEED

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,

Robert C. Dilgard, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry L. Thompson and wife, Doris S. Thompson

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:

Being a portion of Lot No. 44 on the Map of Noel's Subdivision of Watkins Grove, not of record, and being more particularly described as follows;

BEGINNING at a point in the westerly margin of Richards Street, formerly Avenue, said point being 14 feet northwardly from the original southeasterly corner of said Lot No. 44, said point also being the northeasterly corner of the property acquired by David K. Smith, et ux, by Decree of the Chancery Court for said County, Tennessee Rule No. 92525, a certified copy of which is of record in Book 5751, page 574, said Register's Office; thence northwardly with the westerly margin of said Street, 186 feet to the southeasterly corner of Lot No. 43 of said Subdivision; thence leaving the westerly margin of said Street, westwardly 200 feet to a point; thence southwardly 186 feet to Smith's northwesterly corner; thence with Smith's northerly line eastwardly 200 feet to the point of beginning.

Being part of the same property conveyed to Robert C. Dilgard and wife, Cynthia C. Dilgard by deed from John M. Green, a single man of record in Book 3978, page 589, said Register's Office. Robert C. Dilgard and Cynthia C. Dilgard have since been divorced by Final Decree of the 6th Circuit Court, Doc. No. 97588 filed August 14, 1979, Circuit Court Clerk's Office for Davidson County, Tennessee. Cynthia C. Dilgard has since conveyed her interest in subject property to Robert C. Dilgard by Quit Claim Deed of record in Book 5534, page 886, said Register's Office.

This is ~~(un)~~improved property, known as 3507 Richards Street, Nashville, Tennessee 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 24 day of February, 1986.

Robert C. Dilgard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24 day of February, 1986, before me personally appeared Robert C. Dilgard, 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.

Notary Public

My Commission Expires: My Commission Expires Sept. 9, 1989

STATE OF TENNESSEE
COUNTY OF _____

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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___.

CHECK

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 137,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of March, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

8 3 9 9 5

MAR 18 11 04 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
ROBERT C. DILGARD

to:
JERRY L. THOMPSON

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

TN-24756

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

137500.00- CAMT
357.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 364.00-
4135A03/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

MAR 18 11 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228427