#4657 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES B. ELLEDGE (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 135-16-A
2612 Somerset Drive (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 86
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	F.B. # 2D-54014

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, ROBERT S. BISCAN & CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES B. ELLEDGE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 110 on the Plan of Tracts 8, 9, and 10 of Nashboro Village, as of record in Plat Book 5200, pages 186-189, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert S. Biscan & Co., a Tennessee Corporation by deed from 2250 Associates, a Tennessee Joint Venture of record in Book 6549, page 362, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14; (3) Supplemental Declaration of record in Book 5465, page 561, amended in Book 5588, page 429; (4) Easement of record in Minute Book 75, page 192, Circuit Court for Davidson County, recorded in Book 3955, page 180; (5) Easement of record in Book 4588, page 473; (6) Easement of record in Book 4821, page 111; (6) Easement of record in Book 437, page 14, and (7) All matters appearing on the Plan of record in Book 5200, pages 186-189, said Register's Office.

87505

IDENTIFICATION REFERENCE

APR 1 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2612 Somerset Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of March, 1986.

ROBERT S. BISCAN & CO.
By: Herschel Katzman
Herschel Katzman, Vice President

STATE OF TENNESSEE

COUNTY OF _____

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

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HERSCHEL KATZMAN _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be Vice President of the ROBERT S. BISCAN & CO., _____, the within named bargainor, a corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said HERSCHEL KATZMAN as such Vice President.

Witness my hand and official seal, at Brentwood, Tennessee

this 28th day of March, 1986.

Notary Public

Commission expires 1/10/89

GEORGE E. MOSER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

GEORGE E. MOSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

836 WARRANTY DEED CHECK 24/21 995.10-

FROM ROBERT S. BISCAN & CO.

TO CHARLES B. ELLEDGE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

111000.00- CONT.
280.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 295.10-
8306A04/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8750

IDENTIFICATION REFERENCE

APR 1 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232498