Box 8/1

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

ADDRESS NEW OWNER:
Gilbert Allen Corn, Jr.
3211 Kinross Avenue
Nashville, TN 37211

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 133-02
PARCEL 152
6DA-29838

# 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, Mark Babani and wife, Christine Ann Babani hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gilbert Allen Corn, Jr., unmarried 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. 44 on the plan of Airdrie Subdivision "B", of record in Book 547, page 42, Register's Office for said County.

SAID Lot No. 44 fronts 50 feet on the westerly margin of Kinross Avenue and extends back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Mark Babani and wife, Christine Ann Babani by deed from Orren Pulley and wife, Sadie B. Pulley, of record in Book 5586, page 172, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 672, page 787, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Mark Babani and wife, Christine Ann Babani by Eve Stuart as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 3211 Kinross Avenue, Nashville, TN 37211.

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 12th day of May, 19 86.

Christine Ann Babani by Eve Stuart, Attorney in Fact

Mark Babani by Eve Stuart, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of May, 19 86, before me personally appeared Mark Babani and wife, Christine Ann Babani, 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 their free act and deed.

My Commission Expires:

Notary Public

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__.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 56,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 12th day of May, 1998.

My Commission Expires: 10-24-98

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eve Stuart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Mark Babani and wife, Christine Ann Babani as their Attorney-in Fact as the free act and deed of the within named Mark Babani and wife, Christine Ann Babani.

Witness my hand and official seal at Nashville, Tennessee, the 12th day of May, 1998.

_____
Notary Public

My Commission Expires: 10-24-98

**WARRANTY DEED**

from:
Mark Babani and wife, Christine Ann Babani

to:
Gilbert Allen Corn, Jr., unmarried

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

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STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Eve Stuart

Affiant Eve Stuart

Sworn to and subscribed before me this 12th day of May, 19 86.

Notary Public

My Commission Expires: 11-24-88

IDENTIFICATION REFERENCE

011167

MAY 15 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|

56000.CO- CAMT.
145.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 155.10-
4545A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011167

IDENTIFICATION REFERENCE

MAY 15 2 28 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 248358