Box 8 cg

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

ADDRESS NEW OWNER:
David T. Lipsey
2610 Belmont Blvd.
Nashville, TN. 37212

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
24W-530
117-4-108

BOOK 6890 PAGE 427

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, husband and wife,
Wayne Reed and Diane Reed and John Johnson and Margaret Johnson , husband and wife,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David T. Lipsey and Marilyn A. Thomason, both unmarried, as joint tenants with the * 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: * right of survivorship

LAND in Davidson County, Tennessee, being the north 60 feet of the south 80 feet of Lot No. 109 on the plan of Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 109 fronts 60 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines a distance of 183 feet to an alley.

Being the same property conveyed to Wayne Reed and wife, Dianne Reed and John Johnson and wife, Margaret Johnson, as Co-Tenants by deed from Lon F. Raby, Trustee of record in Book 6086, page 930, Register's Office for Davidson County, Tennessee.

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

This instrument is being executed on behalf of Diane Reed, John Johnson and Margaret Johnson by Wayne Reed as thieir Attorney in Fact pursuant to Powers of Attorney which are being recorded prior to this instrument.

1 7 6 3 IDENTIFICATION REFERENCE JUN 18 12 46 PM FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property known as 2610 Belmont Blvd., Nashville, TN. 37212.

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 16th day of June, 19 86

Diane Reed
BY: Wayne Reed, Attorney in Fact

Wayne Reed

Margaret Johnson BY: Wayne Reed, Atty in Fact

John Johnson
BY: Wayne Reed, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of June, 19 86, before me personally appeared Wayne Reed & John Johnson 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: 11-1-87

Notary Public

BOOK 6890 PAGE 428

STATE OF TENNESSEE
COUNTY OF _____

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 $ 113,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of June, 1986.

My Commission Expires: 11-1-87

_____
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 Wayne Reed, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Diane Reed, John Johnson and Margaret Johnson, as their Attorney in Fact as thr free act and deed of the within named Diane Reed, John Johnson and Margaret Johnson.

Witness my hand and official seal at Nashville, TN.,this the 16th day of June, 1986.

_____
Notary Public

My Commission expires:
11-1-87

WARRANTY DEED

from:
Wayne Reed and Diane Reed and John Johnson and Margaret Johnson

to:
David T. Lipsey and Marilyn A. Thomason, both unmarried

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

TN 25282

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

RECEIVED OF _____

FOR _____

BOOK 6890 PAGE 429

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

113000.00- CAMT.
293.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 300.30-
6964A06/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 7: 6 3.

IDENTIFICATION REFERENCE

JUN 18 12 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260512