File #5026 FILE BOX 38

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM R. PETTERSEN (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 131-5A
5039 Hillsboro Road, Unit #122 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790001 (STREET ADDRESS)	Parcel 122 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0001 (CITY) (STATE) (ZIP)	F.B. #7DA-70118

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, JAMES B. AKIN and wife, JANE W. AKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. PETTERSEN

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 Unit No. 122 on the Plan of Section One, Jefferson Square Townhouses, as of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James B. Akin and wife, Jane W. Akin by deed from Clifton Landrum and wife, Brenda S. Landrum of record in Book 6125, page 539, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 4731, page 332, amended in Book 5676, page 31; Book 5700, page 719; and Book 5826, page 693; (3) By-Laws of record in Book 4731, page 341; and (4) All matters, terms and limitations appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 26, 1985, in the original principal sum of $112,500.00, payable to Citicorp Homeowners, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6649, page 501 said Register's Office.

11930

IDENTIFICATION REFERENCE

JUN 19 8 24 AM '86

FELIX Z. WILSON-IT REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5039 Hillsboro Road, Unit #122, Nashville, Tennessee 37215

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 17th day of June, 1986

James B. Akin
JAMES B. AKIN

Jane W. Akin
JANE W. AKIN

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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 JAMES B. AKIN and wife, JANE W. AKIN

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

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 1986.

My commission expires 4/19/87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

William R. Pettersen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 1986.

MY COMMISSION EXPIRES 4/19/87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES B. AKIN and wife, JANE W. AKIN

TO WILLIAM R. PETTERSEN

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

139000.00- CAPT.
361.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 367.90-
7147A06/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11930

IDENTIFICATION REFERENCE

JUN 19 8 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260686