Box 8 TL

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

ADDRESS NEW OWNER:
Francie Sue Goldner
3304 Belmont Blvd.
Nashville, TN. 37212

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 117-8
PARCEL 291

WARRANTY DEED BOOK 6910 PAGE 991

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, Ronnie Blake Scruggs and wife, Mary Scruggs hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Francie Sue Goldner, unmarried and Fred Goldner and wife, Martha Goldner 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. 3-A on the plan of Hawthorne Heights Zone Lot Division, of record in Book 5800, page 394, Register's Office for said County.

SAID Lot No. 3-A fronts 27.87 feet on the westerly margin of Belmont Blvd and extends back 211.27 feet on the northerly line which is a broken line and 217.50 feet to the southerly line which is a broken line to a dead line in the rear, measuring 27.27 feet thereon.

Being the same property conveyed to Ronnie Blake Scruggs by deed from Aberdeen Properties, Inc. of record in Book 6281, page 800, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6257, page 847, said Register's Office, and to the matters set forth in the above referenced plan of record.

18235
IDENTIFICATION REFERENCE
Jul 8 12 19 PM '86
FELIX Z. WILKINS JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3304 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 3rd day of July, 19 86.

Mary C. Scruggs
Mary Scruggs

Ronnie Blake Scruggs
Ronnie Blake Scruggs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of July, 19 86, before me personally appeared Ronnie Blake Scruggs and wife, Mary Scruggs, 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/she/they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 6910 PAGE 992

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 $ 85,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 19 86.

My Commission Expires: 10-2X-88

_____
Notary Public

WILLIAM PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Ronnie Blake Scruggs and wife, Mary Scruggs

to:
Francie Sue Goldner, unmarried and
Fred Goldner and wife, Martha Goldner

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6910 PAGE 993

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

850[illegible].00- CONT.
238.00 COTAX
.50 [illegible]
6.00 WDE D
CHECK 244.50-
4599A07/08/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18235

IDENTIFICATION REFERENCE

Jul 8 12 19 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 268029