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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ginger Wells (NAME)	Citicorp Homeowners, Inc. (NAME)	119-14-006
263 Collier Ave. (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	6 D.A. 32069
Nashville, (CITY) TN (STATE) 37211 (ZIP)	St. Louis, (CITY) MO (STATE) 63141 (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars,

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Russell G. Straughn and wife, Geneva Straughn

have this day bargained and sold, and do hereby transfer and convey unto the said Ginger Wells

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A TRACT OF LAND IN DAVIDSON COUNTY, NEAR NASHVILLE, TENNESSEE, BEING LOT NO. 29 ON THE MAP OF WOODBINE COURTS, BLOCK "E", NOT OF RECORD.

SAID LOT NO. 29 FRONTS 75 FEET ON THE SOUTH SIDE OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL G. STRAUGHN AND WIFE GENEVA STRAUGHN, BY DEED FROM A. S. JOHNSON AND WIFE, FANNIE JOHNSON, OF RECORD IN BOOK 1882, PAGE 214, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,000.00

Subscribed and sworn to before me this the 22ND day of July 19 86

Affiant Russell G Straugh

My commission expires: 1-21-90 (Affix Seal)

Notary Public Jeffrey W Carlton

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 263 Collier Avenue Nashville, TN 37211
(House Number) (Street) P.O. Address: (City or Town) STATE

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 22ND day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHECK 07/23 185 70-1149

Russell G Straughn
Russell G. Straughn

Geneva Straughn
Geneva Straughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Jeffrey W. Combos
and for said County and State Russell G. Straughn & Geneva Straughn

the within named 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 22nd *day of* July, 1986.

Jeffrey W Combos
Notary Public

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

23858

IDENTIFICATION REFERENCE

JUL 23 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Russell G. Straughn and wife, Geneva Straughn

TO

Ginger Wells

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

This Instrument Prepared By:
Combos & Lawless, P.C.
301 Union Street, Suite 1404
American Trust Building
Nashville, TN 37201

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

640 . 3-
179.20
.50
6.00
135.70-
1149A07/23/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23858

IDENTIFT. REFERENCE

JUL 23 3 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274445