Bag 8-7

ADDRESS NEW OWNER:
James M. Hinson, Jr., et al
2014 20th Avenue South
Nashville, Tennessee 37212

SEND TAX BILLS TO:
Citicorp Homeowners, Inc.
670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP / PARCEL NOS:
Map 104-12
Parcel 148

WARRANTY DEED

BOOK 6936 PAGE 788

For good and valuable consideration paid and received, the Grantor, SOCRATES IOANNIDES, has bargained and sold and by these presents does transfer and convey unto the Grantees, JAMES M. HINSON, JR., AND WIFE, TERESA A. HINSON, a 90% undivided interest as tenants by the entireties, and JEFF KUETHE, a 10% undivided interest, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of the Resubdivision of Lots 17 and 18 of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 56, Register's Office for said County, said Resubdivision being of record in Book 2083, page 75, said Register's Office, described as follows:

Said Lot No. 1 fronts 50 feet on the easterly margin of 20th Avenue South and runs back between parallel lines 139 feet to a dead line in the rear, measuring 50 feet thereon.

Together with an easement for parking and access to Bernard Avenue over the northwest part of Lot No. 4 on said Plan, as shown on a Mortgage Loan Inspection by John Kohl & Company dated July 17, 1986, a copy of said Kohl Inspection is attatched as Exhibit A hereto, an easement for access to Bernard Avenue across the easterly portions of Lots Nos. 2 and 3 on said Plan, as shown on a Mortgage Loan Inspection by R. L. Montoya dated July 3, 1986, and a Mortgage Loan Inspection by John Kohl & Company dated July 17, 1986, and an easement for pedestrian access to 20th Avenue South over the northerly portion of said Lot No. 2 as shown on the said Montoya Loan Inspection.

Being part of the property conveyed to Socrates Ioannides by deed from Robert H. F. Armistead and wife, Mary B. Armistead, of record in Book 5881, page 879, said Register's Office.

This is improved property known as 2014-2016 20th Avenue South, Nashville, TN 37212.

Said property is conveyed subject to restrictions, easements, and setback lines of record, to the rights of tenants in possession, and to the lien of 1986 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever. And the Grantor covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Peggy D. Mathes, the spouse of said Grantor, joins herein and conveys all right, title and interest she may have in said property by virtue of the marital relationship, but no further or otherwise.

Witness our hands this 21st day of July, 1986.

Peggy D. Mathes

Socrates Ioannides

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 1986, before me personally appeared Socrates Ioannides and wife, Peggy D. Mathes, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $84,000.00.

Affiant

Sworn to and subscribed before me
this 21st day of July, 1986.

My commission expires 10-24-88

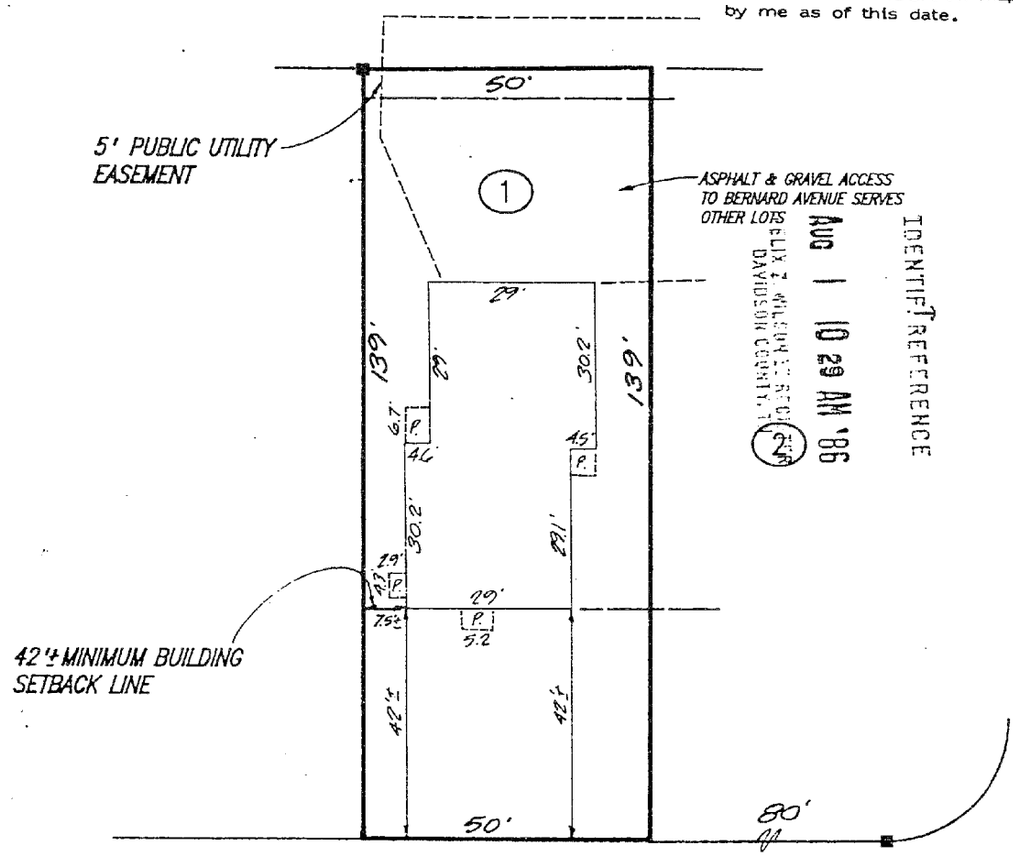
Notary Public

This instrument prepared by Peggy D. Mathes, Attorney
300 Court Square Building, Nashville, TN 37201

Exhibit "A"

BOOK 6936 PAGE 789

NOTE: This parcel IS NOT included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.



AUG 1 10 29 AM '86
FELIX E. WILKINS REGISTER
DAVIDSON COUNTY, TN
2

IDENTIFICATION REFERENCE
27321

20TH AVENUE SOUTH

MORTGAGE LOAN INSPECTION

OWNER: JAMES M. HINSON, JR. & WIFE, TERESA A. & JEFF KUETHE

PROPERTY LOCATED: 2014 – 20TH AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOTS 17 & 18 – PLAN OF BELMONT HEIGHTS

RECORDED: BOOK 2083 – PAGE 75 – R.O.D.C.

SCALE: 1" = 30' DATE: JULY 17, 1986

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

By: [signature]

JOHN S. KOHL III REGISTERED LAND SURVEYOR TENNESSEE No. 1001

FILE NO H-9585

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

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

RECEIVED OF _____

FOR _____

BOOK 6936 PAGE 790

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

8408 .50- CAPIT.
235.20 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 241.70-
5132A08/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.327

IDENTIFICATION REFERENCE

AUG 1 10 29 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 278345