#5178
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 6944 PAGE 947

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE AND SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANNE PLUMMER HALL (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 104-14
2219 30th Avenue (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 63
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	FB#24W-4670

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, WILLIAM ARTHUR JOHNSON, and wife, MILDRED ANNE JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNE PLUMMER HALL

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 part of Lot No. 49 on the Plan of Bransford Realty Co. Subdivision of Westmoreland Place as of record in Plat Book 421, page 16, and being Lot No. 49 on the Plat of the resubdivision of Lot Nos. 49 and 50 according to a survey made by Harvey Gee, dated June 25, 1946, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Lot No. 49 fronts 50 feet on the westerly side of 30th Avenue South and runs back 230.5 feet on the northerly line and 222 feet on the southern line, to an alley measuring 50 feet thereon.

Included in the above description but excluded from this conveyance is all of that property conveyed by Mildred Rogers Dodd to the State of Tennessee for the use and benefit of the Department of Transportation by warranty deed dated July 22, 1974, and of record in Book 4837, page 427, in the Register's Office for Davidson County, Tennessee, which deed was amended by a Release of record in Book 5391, page 317, of the siad Register's Office, to which two instruments reference is here made for a more complete description of the description of the land excepted from this warranty deed.

Being the same property conveyed to William Arthur Johnson by deed from Anetta Creasy Barlow and husband, Buster Barlow and Sandra Creasy Woosley of record in Book 6402, page 403, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 4837, page 427; and (2) All matters appearing on the Plan of record in Plat Book 421, page 16, said Register's Office.

0030

IDENTIFICATION REFERENCE NO.

AUG 11 8 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 2219 30th Avenue, Nashville, Tennessee 37212

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 5th day of August, 1986.

William A. Johnson
WILLIAM ARTHUR JOHNSON

Mildred Anne Johnson
MILDRED ANNE JOHNSON

BOOK 6944 PAGE 948

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 WILLIAM ARTHUR JOHNSON and wife, MILDRED ANNE JOHNSON the bargainor S, 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 5th day of August, 1986.

My commission expires 1/10/89 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 $ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 1986.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM WILLIAM ARTHUR JOHNSON

TO ANNE PLUMMER HALL

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 _____

BOOK 6944 PAGE 949

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
			75[illegible].00- CMRT,	
			211.40 CSTTX	
			.50 PRFT	
			6.00 MISC	
			CHECK	817.90-
8251	08/11/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0030
3
IDENTIFICATION REFERENCE
AUG 11 8 07 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281365