File #5335 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7007 PAGE 254

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (MORTGAGEE)	MAP PARCEL NUMBERS
FRANK D. HOWARD	CITICORP HOMEOWNERS, INC.	Map 141-15-C
(NAME)	(NAME)	
6501 Harding Road, Apt. M-61	670 Mason Ridge Center Drive	Parcel 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	St. Louis, Missouri 63141	9D78771
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, EDWARD K. REDMON and MARGARET O. REDMON, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK D. HOWARD and EVE D. HOWARD, husband and wife

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 Lot No. 126 on the Plan of Phase "9", Rolling River Estates as of record in Plat Book 6200, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward K. Redmon and wife, Margaret O. Redmon by deed from Donnie Wayne Earps and wife, Nicki K. Earps of record in Book 6537, page 239, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4788, page 950, amended in Book 4871, page 640; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, made applicable in Book 6298, page 934; (3) By-laws of record in Book 4892, page 679; and (4) All matters appearing on the Plan of record in Plat Book 6200, page 52, said Register's Office.

51927

IDENTIFICATION REFERENCE

Oct 13 8 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 126 River Ridge Drive, Nashville, Tennessee 37221

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 8th day of October, 1986

Edward K. Redmon
EDWARD K. REDMON

Margaret O. Redmon
MARGARET O. REDMON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD K. REDMON and wife, MARGARET O. REDMON

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 8th day of October 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 $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 86

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

Notary Public

12/15 [illegible]

WARRANTY DEED

FROM

EDWARD K. REDMON and wife,
MARGARET O. REDMON

TO

FRANK C. HOWARD and wife, EVE
D. HOWARD

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 7007 PAGE 256

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

[illegible] .00 CAMT.
3[illegible].40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 3[illegible].90-
3168A10/13/96 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51927

IDENTIFICATION REFERENCE

Oct 13 8 24 AM '96

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 305803