#5358
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7009 PAGE 159

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROLINE SOUTHWOOD GRUPE (NAME)	CITICORP HOMEOWNERS INC. (NAME)	Map 131-6-E
213 Boxmere Place (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 213
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	FB# 7DA-91630

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, JOHN H. WILEY and ~~wife~~ PHYLLIS R. WILEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLINE SOUTHWOOD GRUPE, unmarried

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 Unit No. 213, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to John H. Wiley and wife, Phyllis R. Wiley by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 6881, page 920, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 6326, page 588; (2) Covenants, Conditions, and Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226; (4) Charters of record in Book 6517, page 511, amended in Book 6921, page 214, Book 6517, page 505, amended in Book 6921, page 216, Book 6665, page 1, amended in Book 6921, page 210, Book 6665, page 6, amended in Book 6921, page 218; and (5) Agreements of record in Book 6470, page 383, and Book 6655, page 47.

52692

IDENTIFICATION REFERENCE

Oct 15 8 24 AM '86

FILED FOR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 213 Boxmere Place, Nashville, Tennessee 37215

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 10th day of October, 1986

John H. Wiley
JOHN H. WILEY

Phyllis R. Wiley by John H. Wiley
PHYLLIS R. WILEY by her atty. in fact John H. Wil by power of atty. being recorded simutaneously herewith

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7009 PAGE 160

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JOHN H. WILEY

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th 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

STATE OF TENNESSEE:
Commission expires _____
COUNTY OF WILLIAMSON:

On this 10th day of October, 1986, before me personally appeared John H. Wiley, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Phyllis R. Wiley, and acknowledged that he executed same as the free act and deed of the said Phyllis R. Wiley.

Witness my hand and seal, at office in Brentwood, Tennessee, this 10th day of October, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Caroline Southwood Grupe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1986.

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

Notary Public

WARRANTY DEED

FROM

JOHN H. WILEY and wife, PHYLLIS R. WILEY

TO

CAROLINE SOUTHWOOD GRUPE

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 7009 PAGE 161

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

1397[illegible]. 0- CAIT.
391.7[illegible] CSTAX
.50 PRFE
6.00 WDT
CHK 398.20-
[illegible]10/15/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52692

IDENTIFICATION REFERENCE

OCT 15 8 24 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

No.00263