File #5334 FILE BOX #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7009 PAGE 196.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (MORTGAGEE)	MAP PARCEL NUMBERS
SANDRA M. BALDWIN (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 143-2-B
760 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 30
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	FBN 9DZ73033

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, LAWRENCE W. SPELLER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA M. BALDWIN, 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 Lot No. 30 on the Plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence W. Speller and wife, Nan E. Speller by deed from The Zeitlin Group, a joint venture of record in Book 6491, page 683, corrected in Book 6608, page 851, and in Book 6653, page 522 said Register's Office. Lawrence W. Speller and wife, Nan E. Speller have since been divorced by final decree in the Fourth Circuit Court of said County, Rule No. 86D992, dated 7/8/86.

This conveyance is made subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417; (2) By-Laws of record in Book 6287, page 460 amended in Book 6446, page 241; (3) Dedication of common area of record in Book 6465, page 410; (4) Easements of record in Book 4889, page 192, Book 5360, page 320, Book 5364, page 882 and Book 5142, page 694; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 455, said Register's Office.

Nan E. Speller, ex-wife of Lawrence W. Speller, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

5 2 6 9 8

IDENTIFICATION REFERENCE

OCT 15 8 28 AM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 760 Harpeth Trace 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 10th day of October, 19 86

Lawrence W. Speller
LAWRENCE SPELLER

Nan E. Speller
NAN E. SPELLER

BOOK 7009 PAGE 137

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 LAWRENCE SPELLER

the bargainor _____, 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 Nashville, 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

Commission expires _____

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1986.

My Commission Expires Jan. 10, 1989.

My Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

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

LAWRENCE SPELLER

TO

SANDRA M. BALDWIN

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 7609 PAGE 198

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

1 79[illegible].00- CANT.
327.60 CSTAX
.50 PREE
6.00 WDE
CHECK 334.10-
10/15/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52698

IDENTIFICATION REFERENCE

OCT 15 8 28 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.00269