file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Fred Welker
6116 Gardendale Drive
Nashville, TN. 37215

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
158-3-33
FH-14714

BOOK 7025 PAGE 216

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles A. Lewter and wife, Suzanne T. Lewter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred Welker and Elizabeth Boris, both unmarried, a one-half undivided interest each, as joint tenants with rights of survivorship, hereinafter called the Grantee, Grantee's 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. 78 on the plan of Hillsboro Park, Section 2, of record in Book 2331, pages 61 & 62, Register's Office for said County.

SAID Lot No. 78 fronts 186.9 feet on the southerly margin of Gardendale Drive and extends back 306.0 feet on the easterly line and 240.0 feet on the westerly line to a broken line in the rear, measuring 200.2 feet thereon.

Being the same property conveyed to Charles A. Lewter and wife, Suzanne T. Lewter by deed from Herman Benge and wife, Sue G. Benge of record in Book 6339, page 13, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

5820 8 IDENTIFICATION REFERENCE Oct 30 2 17 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 6116 Gardendale Drive, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of October, 19 86.

Suzanne T. Lewter

Charles A. Lewter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of October, 19 86, before me personally appeared Charles A. Lewter and wife, Suzanne T. Lewter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7625 PAGE 217

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of October, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Charles A. Lewter and wife, Suzanne T. Lewter

to:
Fred Welker and Elizabeth Boris, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25656

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

RECEIVED OF _____

FOR _____

BOOK 7025 PAGE 218

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

1800[illegible].0- BAL
504.00 CSTAX
.50 PRFE
6.00 WDE D
CHECK 510.50-
03:5A:10/30/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5820

IDENTIFT REFERENCE

OCT 30 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06424