ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Ronald N. Duncan	Citicorp Homeowners, Inc.	116-3B-125
(NAME) Unit 125, 4505 Harding Place	(NAME) M.S. 309, P.O. Box 790012	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) St. Louis, MO 63179-0009	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7059 PAGE 817

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations accepted as cash, which is hereby acknowledged,

I, Sandra Jean Liles, a single person,

have bargained and sold, and by these presents do transfer and convey unto the said Ronald Nye Duncan

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Unit No. 125 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, TEnnessee, together with the common elements as set forth in the Master Deed, of record in Book 5282, page 972, said Register's Office. Said Unit is also part of Lot No. 2 on the Revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, page 59, said Register's Office.

Being the same property conveyed to Sandra J. Liles, unmarried by Royal Oaks Limited Partnership, an Illinois Limited partnership acting by and through its general partner Harding Drive, Inc., of record in Book 5634, page 6, Register's Office for Davidson County, Tennessee.

6.9.7.8

IDENTIFICATION REFERENCE

DEC 4 2 55 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (x) property, known as Unit 125, 4505 Harding Place
(House Number) (Street)
Nashville, TN
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of December, 19 86.

Sandra Jean Liles

Sandra Jean Liles

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Jeffrey W Combs, a Notary Public in and for said County and State, the within named SANDRA J LILES

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 1st day of December, 1986.

My commission expires 1-21-90 Notary Public Jeffrey W Combs

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 103,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Ronald N Duncan

Sworn to and subscribed before me this 1st day of Decmeber, 19 86.

My commission expires 1-21-90 Notary Public Jeffrey W Combs

This instrument was prepared by:

Combos & Lawless, P.C. 1404 American Trust Building, Nashville, TN 37201

Name Address

WARRANTY DEED 12/2

FROM

andra J. Liles

TO

ald N. Duncan

s & Lawless, P.C.
can Trust Building
1404
Union Street
ville, TN 37201

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

RECEIVED OF _____

FOR BOOK 7059 PAGE 819

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

103[illegible] C- CANT,
281.40 CSTAX
.50 PRFEE
6.00 MOR[illegible]
CHECK 294.90-
3408A12/04/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 7 7 8

IDENTIFICATION REFERENCE

DEC 4 2 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19247