BOOK 7067 PAGE 644 FILE IN BOX #4

FORM NO. WD-1
#86-12-24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ROBERT L. BROWN (NAME)	CITICORP HOMEOWNERS, INC.	MAP 142-5-C
925 Todd Preis Drive, Unit W402 (STREET ADDRESS OR ROUTE NUMBER)	Attention: Tax Department M.S. 309	PARCEL 16
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	P. O. BOX 790009 (STREET ADDRESS) St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	9D-65641

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, I ANTHONY E. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. BROWN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Unit No. W-402, together with the Carport designated No. W-402-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, amended in Book 4860, Pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Anthony E. Duke, by Deed from Samuel C. Duke and wife, Claudia H. Duke, of record in Book 5869, Page 673, Register's Office for Davidson County, Tennessee.

WILMA G. Duke, wife of the above named Anthony E. Duke, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is subject to terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section Four, Condominium, a Horizontal Property Regime, filed February 27, 1975, of record aforesaid, including the Plat and the By-Laws, said Register's Office.

This is improved (XX) unimproved property, known as 925 TODD PREIS DRIVE, UNIT W402, NASHVILLE, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 10th day of December, 19 86

Anthony E. Duke — Wilma G. Duke

ANTHONY E. DUKE — WILMA G. DUKE

12/12 133.52- CHECK

7584

STATE OF TENNESSEE
Davidson County

BOOK 7067 PAGE 645

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY E. DUKE and wife, WILMA G. DUKE,

the bargainors, 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 10th day of December, 1986.

Notary Public
PETER WEISS

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
ANTHONY E. DUKE

TO
ROBERT L. BROWN, unmarried

7 2 5 0 8

IDENTIFICATION REFERENCE

Dec 12 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR BOOK 7067 PAGE 646

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

6540 .00- CERT,
[illegible] CHECK
.50 RECD
3.00 MISC
CHECK 189.52-
06043012/12/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7250 6

IDENTIFICATION REFERENCE

DEC 12 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No22379