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File in Box # 4
#87-1-12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1 CHURCH ST. BLDG., SUITE 500, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Gary Adams (NAME)	Citicorp Homeowners Services, Inc. (NAME)	Map 117-7
1808 Stokes Lane (STREET ADDRESS OR ROUTE NUMBER)	M.S. 309, P.O. Box 790009 (STREET ADDRESS)	Parcel 52
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	16DA-1705

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, WE, Philip Kinnard and wife, Cliffie S. Kinnard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Adams and wife, Marne Mills Adams

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:

A tract or parcel of Land in Davidson County, Tennessee, being Lot No. 8 and Part of Lot No. 7 on the Plan of Walter Stokes' Homeplace, Subdivision No. 1, of record in Book 974, Page 92, Register's Office for said County, which Lot No. 8 and part of Lot No. 7 is a part of Lot No. 14 on the Plan of A.B. Montgomery Lands, of record in Book 1, Page 22, of the Chancery Court at Nashville, as described as follows:

Beginning at a point in the north margin of Stokes Lane, 1555 feet more or less westerly from the westerly margin of Brightwood Avenue, as shown on the Plan of Belmont Terrace Annex No. 2, of record in Book 421, Page 182, Register's Office for said County, said point being the southeast corner of the property conveyed to W.L. Whittaker and wife by deed from Walter Stokes and wife of record in Book 737, Page 547, said Register's Office, thence northwardly with Whittakers' easterly line 206 feet, more or less, to a point, W.L. Whittaker's northeast corner; thence in a easterly direction 150 feet to a point; thence southwardly and parallel with Whittaker's easterly line 206 feet to a point in the north margin of Stokes Lane; thence westwardly with the north margin of stokes Lane 150 feet to the point of beginning.

Being the same property conveyed to Philip Kinnard and wife, Cliffie S. Kinnard, by Deed from John E. Ogles and wife, Ruth W. Ogles, of record in Book 6933, Page 838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (XX) unimproved ( ) property, known as 1808 Stokes Lane, Nashville, Tennessee 37215
(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 their hand s this 21st day of January, 1987

Philip Kinnard
PHILIP KINNARD

Cliffie S. Kinnard
CLIFFIE S. KINNARD

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Philip Kinnard and wife, Cliffie S. Kinnard

the bargainor s, 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 21st day of January, 19 87.

Peter Weiss
Notary Public

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
Philip Kinnard and wife, Cliffie S. Kinnard

TO
Gary Adams and wife, Marne Mills Adams

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

86169

IDENTIFICATION REFERENCE

JAN 22 12 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

[illegible] CANT.
041.20 CSTAX
.50 PRFE
6.00 MISC
CHECK 647.70-
1[illegible]/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86169

IDENTIFICATION REFERENCE

JAN 22 12 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37491