Box 8 cg

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

ADDRESS NEW OWNER:
James B. Mainwaring
1807 Cedar Lane
Nashville, TN. 37212

MORTGAGEE:
Citicorp Homeowners, Inc.
Attn: Tax Department
M.S. 309 P.O. Box 790009
St. Louis, Missouri 63179-0009

MAP-PARCEL NUMBERS:
MAP 117-04
PARCEL 324
16DA-00580

WARRANTY DEED

BOOK 7119 PAGE 286

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, Adegboyega Gordon Okunsanya and wife, Jean Perlisa Okunsanya hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James B. Mainwaring and wife, Carol D. Mainwaring 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 part of Lot No. 1 on the plan of A. B Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court of Nashville, described according to a copy of a survey thereof, made July, 1939, by Blanchard and Parrish, Engineers, as follows:

BEGINNING at a stake in the southerly margin of Cedar Lane at a point 575.99 feet east of the southeast intersection of said Cedar Lane and Battery Place extended; thence southerly 160 feet, more of less, to a stake in the northerly margin of a 15-foot alley which point is 608 feet east of the northeast intersection of said alley and Battery Place. Extended; thence easterly along the northerly margin of said alley 87 feet to an iron pin at the southwest corner of Lot No. 72 on the map of Belmont Terrace Plan of Lots; thence northerly along the westerly line of said Lot No. 72, 160 feet to an iron pin in the southerly margin of Cedar Lane; thence with the margin of the same westelry 75 feet to the point of beginning.

Being the same property conveyed to Adegboyega Gordon Okunsanya and wife, Jean Perlisa Okunsanya by deed from Daniel V. Papero and wife, Patricia Papero of record in Book 5941, page 333, 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.
This instrument is being executed on behalf of Jean Perlisa Okunsanya by Adegboyega Gordon Okunsanya as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
This is (un)improved property, known as 1807 Cedar Lane, Nashville, TN. 37212.

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 22nd day of January, 19 87.

Jean Perlisa Okunsanya

Jean Perlisa Okunsanya
BY: Adegboyega Gordon Okunsanya
Attorney in Fact

Adegboyega Gordon Okunsanya

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of January, 1987, before me personally appeared Adegboyega Gordon Okunsanya, 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 his free act and deed.

NOTARY PUBLIC AT LARGE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7119 PAGE 287

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 $ 102,500.00 .

Mark B. Mainwaring
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

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 Adegboyega Gordon Okunsanya with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument on behalf of Jean Perlisa Okunsanya as her Attorney in Fact, as the free act and deed of the within named Jean Perlisa Okunsanya.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of January, 1987.

My Commission expires:

Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Adegboyega Gordon Okunsanya and wife, Jean Perlisa Okunsanya

to:
James B. Mainwaring

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26127

BOOK 7119 PAGE 288

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Adegboyega Gordon Okunsanya

Sworn to and subscribed before me this 22nd day of January, 19 87.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

RECORDED & FILED
JAN 28 9 58 AM '87
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

IDENTIFICATION

87721

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

RECEIVED OF _____

FOR _____

BOOK 7119 PAGE 289

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] CAMT.
207.00 STAX
.50 PRFE
9.00 WDCT
CHECK 296.50-
[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87721

IDENTIFICATION REFERENCE

JAN 28 9 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39226