Box 8/tl

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

ADDRESS NEW OWNER:
James O. Archer
4522 Baton Rouge Drive
Hermitage, TN 37076

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

MAP-PARCEL NUMBERS:
MAP 075-04-0
PARCEL 051.00
04D-24615

WARRANTY DEED

BOOK 7132 PAGE 758

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, Ronald David Holt and wife, Margaret C. Holt hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James O. Archer and wife, Jimmie M. Archer, a one-half undivided interest each as tenants in common and not by the entireties, 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. 285 on the plan of Section 5, Tulip Grove, of record in Book 4175, page 71, Register's Office for said County.

SAID Lot No. 285 fronts 100.0 feet on the westerly margin of Baton Rouge Drive and extends back 143.20 feet on the southerly line and 142.68 feet on the northerly line to a dead line in the rear, measuring 100.09 feet thereon.

Being the same property conveyed to Ronald David Holt and wife, Margaret C. Holt by deed from Mary Gradie Menke, unmarried of record in Book 6234, page 116, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4349, page 112, Book 4367, page 936, said Register's Office, and to the matters set forth in the above referenced plan of record.

92185.

IDENTIFICATION REFERENCE

FEB 10 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 4522 Baton Rouge Drive, Hermitage, TN 37076.

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 6th day of February, 19 87

Margaret C. Holt
Margaret C. Holt

Ronald David Holt
Ronald David Holt

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of February, 19 87, before me personally appeared Ronald David Holt and wife, Margaret C. Holt, 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 92,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 6th day of February, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

from:
Ronald David Holt and wife,
Margaret C. Holt

to:
James O. Archer and wife, Jimmie M. Archer

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

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

RECEIVED OF _____

FOR _____

BOOK 7132 PAGE 760

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.
257.60 CSTAX
.50 PRFE
6.00 WDEED
CHECK 364.10-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92185

IDENTIFICATION REFERENCE

FEB 10 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.44045