STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Gina Ann Griffiths
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 1987

Notary Public

MY COMMISSION EXPIRES: 1-21-90

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE, DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C., 301 Union Street, Suite 1404, Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Richard and Gina Griffiths	Citicorp Homeowners Services, Inc.	Map 61-12
(NAME)	Attention: Tax (NAME) Department	
1243 Riverwood Drive	M.S. 309, P. O. Box 790009	Parcel 124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	St. Louis, MO 63179-0009	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, T.R. Leonardo and wife, Phyllis Leonardo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Lee Griffiths and wife, Gina Ann Griffiths

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 Lot No. 55 on the Map of Eastdale Place of record in Book 547, pages 29 and 30, said Register's Office.

Said Lot No. 55 fronts 100 feet on the northerly side on Riverwood Drive and runs back between lines 200 feet to a dead line.

Being the same property conveyed to T.R. Leonardo and wife, Phyllis Leonardo, by deed from Donna Duff, a single person, of record in Book 6904, page 393, Register's Office for Davidson County, Tennessee.

9.7.244

IDENTIFICATION REFERENCE

FEB 25 1 00 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (XX) unimproved ( ) property, known as 1243 Riverwood Drive, Nashville, TN 37216
(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 25th day of February, 1987

T.R. Leonardo

Phyllis Leonardo

02/25/87 BOOK 7147 PAGE 8

STATE OF TENNESSEE
County of Davidson

BOOK 7147 PAGE 9

Personally appeared before me, T.R. Leonardo and wife, Phyllis Leonardo

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 1987.

Commission expires 12/1/90

Jeffrey W Combos
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

T.R. Leonardo and wife,

Phyllis Leonardo

TO

Richard Lee Griffiths and wife,

Gina Ann Griffiths

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

BOOK 7147 PAGE 10

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

75500.00- CAMT.
211.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.90-
4422A02/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.4.4

IDENTIFICATION REFERENCE

FEB 25 1 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49702