Box 8/em

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

ADDRESS NEW OWNER:
Jane E. Fleishman
1415 Calvin Avenue
Nashville, TN 37206

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

MAP-PARCEL NUMBERS:
MAP 83-5
PARCEL 414
23W-09040

BOOK 7176 PAGE 784

WARRANTY DEED

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, Charles E. Warren, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jane E. Fleishman and husband, Phillip C. Fratesi 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. 17 on the plan of Webb and Johnson Subdivision, of record in Book 57, page 131, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the northerly margin of Calvin Avenue, formerly Academy Place, and extends back between parallel lines a distance of 150 feet to an alley in the rear.

BEING the same property conveyed to Charles E. Warren, unmarried, by deed from Mrs. Neil Louise Allan, a widow, of record in Book 6552, page 441, 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.

06670 IDENTIFICATION REFERENCE

MAR 23 11 00 AM '87

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 1415 Calvin Avenue, Nashville, TN 37206.

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 20th day of March, 19 87.

Charles E. Warren

Charles E. Warren

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of March, 19 87, before me personally appeared Charles E. Warren, unmarried, 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.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7176 PAGE 785

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 $ 55,000.00.

Jane E Fleishman
Affiant

Subscribed and sworn to before me, this the 20th day of March, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Charles E. Warren, unmarried

to:
Jane E. Fleishman and husband,
Phillip C. Fratesi

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 7176 PAGE 786

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] • 3- CNTT.
154.00 CSTAX
.50 PRFE
6.00 WDFEE
CHECK 160.50-
[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06670

IDENTIFICATION REFERENCE

MAR 23 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60098