file 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:
Christos J. Pitarys, II
7153 Birch Bark Drive
Nashville, TN. 37221

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

MAP-PARCEL NUMBERS:
MAP 142-II
PARCEL 29
9D 25475

WARRANTY DEED BOOK 7191 PAGE 329

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, Robert L. Stewart and wife, Meredith A. Stewart hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Christos J. Pitarys, II and wife, Nancy L. Pitarys 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. 77 on the plan of Section Two, Valley West, of record in Book 3600, page 86,* Register's Office for said County. *amended in Book 4238, page 811, both in

SAID Lot No. 77 fronts 88.0 feet on the broken southeasterly margin of Birch Bark Drive and extends back 204.0 feet on the northeasterly line and 246.98 feet on the southwesterly line to a dead line in the rear, measuring 102.23 feet thereon.

Being the same property conveyed to Robert L. Stewart and wife, Meredith A. Stewart by deed from David Wein and wife, Ann Wein of record in Book 6708, page 224, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3833, page 789 as amended in Book 3838, page 501, said Register's Office, and to the matters set forth in the above referenced plan of record.

1109

IDENTIFICATION REFERENCE

APR 3 10 52 AM '87

ELLA J. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~an~~ improved property, known as 7153 Birch Bark Drive, Nashville, TN. 37221.

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 1st day of April, 19 87.

Meredith A. Stewart
Meredith A. Stewart

Robert L. Stewart
Robert L. Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of April, 19 87, before me personally appeared Robert L. Stewart and wife, Meredith A. Stewart, 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: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7191 PAGE 330

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 $ 114,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of April, 1987.

My Commission Expires: June 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Robert L. Stewart and wife,
Meredith A. Stewart

to:
Christos J. Pitarys, II and wife,
Nancy L. Pitarys

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

TN-26326

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

RECEIVED OF _____

FOR _____

BOOK 7191 PAGE 331

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

1460 • 0- CAMT.
319.20 CSTAX
.50 TPSF
6.00 WDFEE
CHECK 325.70-
0551A04/03/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11019

IDENTIFICATION REFERENCE

APR 3 10 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64984