BOOK 7251 PAGE 909 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:
Duncan MacLean Earle
1913 Sweetbrier Avenue
Nashville, TN. 37212

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

MAP-PARCEL NUMBERS:
MAP 117-4
PARCEL 48
24W 12610

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, Steven H. Smartt and wife, Susan M. Smartt hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Duncan MacLean Earle and wife, Erica Verrillo 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 the easterly part of Lot No. 250 on the plan of Belmont Heights, Belmont Land Company's Plan, of record in Book 421, page 34, Register's Office for said County, and being described according to a survey by John Kohl & Co.,P.C., Tennessee No. 100, dated April 28, 1987, as follows:

SAID part of Lot No. 250 fronts 56.1 feet on the southerly margin of Sweetbrier Avenue and extends back between parallel lines a distance of 175 feet to an alley.

Being the same property conveyed to Steven H. Smartt and wife, Susan M. Smartt by deed from George F. Frazier and wife, Veronica T. Frazier of record in Book 5728, page 679, 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 is (xx)improved property, known as 1913 Sweetbrier Avenue, 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 28th day of May, 1987

Susan M. Smartt

Susan M. Smartt

Steven H. Smartt

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of May, 1987, before me personally appeared Steven H. Smartt and wife, Susan M. Smartt, 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.

My Commission Expires: 10-24-88

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 $ 109,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of May, 1987.

My Commission Expires: 11-24-88

_____
Notary Public

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS
DAVIDSON COUNTY, TN
MAY 29 12 12 PM '87
IDENTIFICATION REFERENCE
30920

WARRANTY DEED

from:
Steven H. Smartt and wife, Susan M. Smartt

to:
Duncan MacLean Earle

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

TN 26594

Box 8 Cg

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7251 PAGE 911

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

109000.00- CAMT.
305.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 311.70-
2966A05/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30920

IDENTIFICATION REFERENCE

MAY 29 12 12 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 87401