FILE #5990 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

BOOK 7254 PAGE 284

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP PARCEL NUMBERS
RONALD R. CARRIER (NAME)	CITICORP HOMEOWNERS INC. (NAME)	MAP 131-10
5035 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	ATIN: TAX DEPT. M.S. 309, P.O. Box 790009 (STREET ADDRESS)	PARCEL 34
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	FB 16DA 30300

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, ~~KENNETH SHARP HAYS, JR. and wife, ELLEN M. HAYS~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~RONALD R. CARRIER and wife, LOIS R. CARRIER~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 119 on the Plan of Section Two, Seven Hills, as of record in Plat Book 2663, page 40, amended in Book 2805, page 418, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth Sharp Hays, Jr. and wife, Ellen M. Hays, by deed from Gordon H. Sympson, Jr., a married man, of record in Book 6292, page 854, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Easements of record in Book 4403, page 245; and (3) All matters appearing on the Plan of record in Plat Book 2663, page 40, amended in Book 2805, page 418, said Register's Office.

IDENTIFI REFERENCE 31730

JUN 2 [illegible] 1987

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as ~~1511 Harding Place, Nashville, Tennessee 37215~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of May, 1987.

Kenneth Sharp Hays Jr
by Ellen M. Hays

Ellen M. Hays

KENNETH SHARP HAYS, JR. ELLEN M. HAYS

Attorney-in-Fact for the said Kenneth Sharp Hays, Jr.

by Power of Attorney recorded simultaneously herewith.

[redacted]

BOOK 7254 PAGE 285

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named ELLEN M. HAYS

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 1987.

My commission expires 1/10/89 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

On this 29th day of May, 1987, before me personally appeared ELLEN M. HAYS, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of KENNETH SHARP HAYS, JR., and acknowledged that she executed same as the free act and deed of the said KENNETH SHARP HAYS, JR.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of May, 1987.

_____
Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Ronald R. Carrier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM
KENNETH SHARP HAYS, JR. and wife,
ELLEN M. HAYS

TO
RONALD R. CARRIER and wife,
LOIS R. CARRIER

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7254 PAGE 286

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

147500.00- CAMT.
413.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 419.50-
3899A06/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31730

IDENTIFICATION REFERENCE

JUN 2 8 18 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88309