FILE #5667
FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7259 PAGE 610

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP PARCEL NUMBERS
RICHARD D. FLETCHER (NAME)	CITICORP HOMEOWNERS SERVICES, INC ATTN: TAX DEPT. (NAME)	Map 116-7
201 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	M. S. 309, P.O. Box 790009 (STREET ADDRESS)	Parcel 36
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0010 (CITY) (STATE) (ZIP)	FBN BM01560

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, GEORGE R. HILL and wife, ANN STAHLMAN HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD D. FLETCHER and wife, KIM J. FLETCHER

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 the southerly part of lot No. 5 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office), described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of lots Nos. 5 and 6; thence with the line between said two lots, south 81 1/2 degrees west 339 feet to the center of a 30-foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30 minutes east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less, to the beginning.

Being the same property conveyed to George R. Hill and wife, Ann Stahlman Hill by deed from Mildred Thornton Rhett, an unmarried person of record in Book 1676, page 321, 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 806, page 76; and (3) All matters appearing on the Plan of record in Plat Book 421, page 45, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 5 8 58 AM '87

IDENTIFICATION REFERENCE
3 3 3 1 1

unimproved (XX)
This is improved ( ) property, known as 201 Lynwood Blvd., Nashville, Tennessee 37205

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 1st day of June, 87

George R. Hill
GEORGE R. HILL

Ann Stahlman Hill
ANN STAHLMAN HILL

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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 GEORGE R. HILL and wife, ANN STAHLMAN HILL

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1987.

My commission expires 4-11-1991 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00

Kim J. Fletcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1987

MY COMMISSION EXPIRES: 4-11-1991 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM GEORGE R. HILL and wife, ANN STAHLMAN HILL

TO RICHARD D. FLETCHER and wife, KIM J. FLETCHER

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 7259 PAGE 612

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
			269000.00- CAMI.	
			753.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 759.70-	
			5640A06/05/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.3 3 1 1

IDENTIFI REFERENCE

JUN 5 8 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90014