BOOK 7261 PAGE 727

9349622

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

David B. Heflin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: 1-21-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C., 1404 American Trust Building, Nashville, TN 37201

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: David B. Heflin and wife, Pamela S. Heflin	MORTGAGEE: Citicorp Mortgage Corporation	MAP-PARCEL NUMBERS 106-8-6
(NAME) 513 Baxter Avenue	(NAME) 670 Mason Ridge Center Drive	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRESS) St. Louis, MO 63141	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE, William F. Somers and wife, Carol L. Somers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Heflin and wife, Pamela S. Helfin

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 25 on the Plan of Broadwell Acres, as of record in Book 2663, page 118, Register's Office for said Davidson County, Tennessee.

Said Lot No. 25 fronts 120 feet on the south side of Baxter Lane, and runs back between parallel lines, 365 feet to a dead line.

Being the same property conveyed to William F. Somers and wife, Carol L. Somers by deed from Bernice Greene Phillips, unmarried, as of record in Book 5108, page 976, Register's Office for Davidson County, Tennessee

And further being tract marked "Reserved" lying immediately south of Lots Nos. 25 and 26, and west of Lots 18 and 24, and being shown on the Plan of Broadwell Acres, as of record in Book 2663, page 188, Register's Office for said County, and described as follows: Said Reserved Tract fronts 240 feet on its north line adjoining the south rear line of Lots No. 25 and 26, and runs back between lines, 165 feet on its west line and 164.7 feet on its east line along the west lines of Lots No. 18 and 24, to a dead line in the rear of which it measures 241 feet.

34024

IDENTIFICATION REFERENCE

JUN 8 2 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 513 Baxter Avenue, Nashville, TN 37220
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 5 day of June, 19 87

William E. Somers

Carol L. Somers

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, William E. Somers and wife, Carol L. Somers

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of June, 1987.

Commission expires 1-2-90

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

William F. Somers

Carol L. Somers

TO

David B. Heflin

Pamela S. Heflin

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

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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

162500.00- CAMT.
455.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 461.50-
6511A06/08/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3:40:24

IDENTIFICATION REFERENCE

JUN 8 2 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90865