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B84 35

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
P. Stephen Kinnard 4621 Franklin Road Nashville, TN. 37220	4621 Franklin Road Nashville, TN. 37220	Citicorp Homeowners, Inc. 670 Mason Ridge Drive St. Louis, MO 63141	Map 132-14 Par. 77

ADDRESS OF MORTGAGEE:
Citicorp HOmeowners, Inc.
670 Mason Ridge Center Drive
St. Louis, MO 63141

BOOK 7272 PAGE 437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety-five Thousand ($295,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, ANNE RIDDLE NICHOLS, WIDOW, have bargained and sold and by these presents do hereby transfer and convey unto P. STEPHEN KINNARD AND WIFE, GLYN B. KINNARD, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the unrecorded map of the Hermitage Stud Subdivision, of John Thompson Property, described according to survey made by W. B. Southgate, Surveyor, on April 19, 1932, as follows:
>
> Beginning on the westerly margin of Franklin Road at a point 444 feet North of the northerly margin of Robertson Academy Road; thence North 89 deg. 05' West 638 feet 6 inches to the easterly line of the John Thompson Estate, said point being 454 feet northerly from said Robertson Academy Road; thence North 2 deg. 15' East 200 feet; thence South 89 deg. 05' East 638 feet 6 inches to the westerly margin of the Franklin Road; thence South 2 deg. 15' West with same 200 feet to the beginning, containing 2.93 acres, more or less.
>
> Being the same property conveyed to Anne Riddle Nichols by deed from Robert C. Nichols, Sr. of record in Book 4091, page 150, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging to the said Grantees, their heirs and assigns, forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey same and that the same is unencumbered except by 1987 real estate taxes which will be prorated as of the date of this deed; applicable building and zoning regulations; all existing highway,

roadway and utility easements and such state of facts as an accurate survey would disclose; and easement for sanitary sewers and/or storm drainage of record in Book 7086, page 393, RODC, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 15th day of June, 1987.

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Anne Riddle Nichols
ANNE RIDDLE NICHOLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, ANNE RIDDLE NICHOLS, WIDOW, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1987.

Peter L. Martin
NOTARY PUBLIC

My commission expires:
3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $395,000.00.

R. Stephen Kinnard

Sworn to and subscribed before me this the 15th day of June, 1987.

Peter L. Martin
Notary Public

My commission expires:
3/11/90

37.81 IDENTIFICATION REFERENCE

JUN 18 1 59 PM '87

FELIX Z. ANDREW REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7272 PAGE 439

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

29500.00- CAMT.
826.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 832.50-
D871A06/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7 8 1 6

IDENTIFICATION REFERENCE

JUN 18 1 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95137