ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS: EM
JAMES E. BROWN, SR. ET UX	CITICORP HOMEOWNERS, INC.	75-09-0-218.00
(NAME) 209 Bonnaoaks Dr.	(NAME) 670 MASON RIDGE CENTER DRIVE ,	
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE, TN. 37076	(STREET ADDRESS) ST. LOUIS, MO 63141	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, ERIC OSGOOD AND WIFE, LINDA WOOD AND RICHARD WOOD,

HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. BROWN, SR. AND WIFE, RACHEL A. BROWN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1104 ON THE PLAN OF SECTION NINE, HERMITAGE HILLS, OF RECORD IN BOOK 3600, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1104 FRONTS 80.35 FEET ON THE NORTHEASTERLY MARGIN OF BONNAOAKS DRIVE AND EXTENDS BACK 198.7 FEET ON THE NORTHWESTERLY LINE 190.0 FEET ON THE SOUTH-EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 80.63 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ERIC OSGOOD AND WIFE, LINDA WOOD AND RICHARD WOOD BY DEED FROM ANN L. KOZY, UNMARRIED AS OF RECORD IN BOOK 6920, PAGE 303, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 6920, PAGE 306, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

3 8 7 2 2

IDENTIFICATION REFERENCE

JUN 22 1 53 PM

FEES & TAXES DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 209 BONNAOAKS DRIVE (House Number) (Street)

HERMITAGE, TN 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 19TH day of JUNE, 19 87.

x Eric Osgood ERIC OSGOOD

x Linda Wood LINDA WOOD

x Richard Wood RICHARD WOOD

BOOK 7274 PAGE 895

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 ERIC OSGOOD AND WIFE, LINDA WOOD AND RICHARD WOOD

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, TN, this 19TH day of JUNE, 19 87.

My commission expires 10-24-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 76,126.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joan E. Brown

Sworn to and subscribed before me
this 19TH day of JUNE, 19 87.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:	
WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE NASHVILLE, TN 37214C
Name	Address

WARRANTY DEED

FROM ERIC OSGOOD ET UX AND RICHARD WOOD

TO JAMES E. BROWN, SR. ET UX

MAIL TO:
WILLIAM G. TRABER
P.O. BOX 140255
NASHVILLE, TN 37214

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 896

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
			76125.00	CANT.
			213.00	CSTAX
			.50	PRFEE
			6.00	MOE-D
			CHECK	219.50-
			1940A06/22/87 R3L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 7 2 2

IDENTIFI REFERENCE

JUN 22 1 53 PM '87

DAVIDSON COUNTY, TN

No. 96182