BOOK 7276 PAGE 974

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 44,519.45

Subscribed and sworn to before me, this the 12th day of June 19 87

My commission expires January 10, 1990

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
James Paul, Cooper, III	Citicorp Homeowners Inc.
600 Delray Ave. (STREET ADDRESS)	P.O. BOX 790001 (STREET ADDRESS)
Nashville, TN. (CITY / STATE / ZIP)	St. Louis, Missouri 63179-0001 (CITY / STATE / ZIP)

MAP & PARCEL NO. 91-11-28.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Peggy S. Gurley Johnson and husband, Denzil W. Johnson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James Paul, Cooper, III and wife, Karen Michelle Cooper

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 44 on the Plan of Revised Plan of Section 1, Morrow Meadows, of record in Plat Book 2083 at page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peggy S. Gurley by deed recorded in Book 6247 at page 846, Register's Office for Davidson County, Tennessee. Said Peggy S. Gurley having since married and being known as Peggy S. Gurley Johnson.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

3 3 3 3 3

IDENTIFICATION REFERENCE

JUN 23 1987

THIS IS IMPROVED PROPERTY KNOWN AS 600 Delray Ave., Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand S this 12th day of June 19 87

Peggy S. Gurley Johnson — Peggy S. Gurley Johnson

Denzil W. Johnson — Denzil W. Johnson III

State of Tennessee
County of Sumner

On this 12th day of June, 1987, before me personally appeared to me known to
Peggy S. Gurley Johnson and husband, Denzil W. Johnson
be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared to me known to
be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.

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
			44519.40 CAMI.	
			124.60 CSTAX	
			.50 PREF.	
			6.00 ADE N	
			CHECK 131.10-	
			2730A06/24/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39443

IDENTIFICATION REFERENCE

JUN 24 [illegible] 87

No. 96951