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FORM NO. WD-1

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF JUNE, 1987

Notary Public

MY COMMISSION EXPIRES: 4-17-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John Lane Denson, IV (NAME)	Citicorp Homeowners, Inc. (NAME)	104-05-300
3613 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (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, E. B. McDonald and wife, Katherine C. McDonald,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Lane Denson, IV and wife, Deborah Ezell Denson,

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. 136 and the westerly 10 feet on Lot No. 134 on the Map of Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for said County, described as follows:

Said Lot No. 136 and part of Lot No. 134 fronts together 60 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to E. B. McDonald and wife, Katherine C. McDonald by deed from Bernice M. Huntley of record in Book 5304, page 647, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to 1987 Metro taxes which have been prorated and assumed by the Grantees and the following exception: The survey of the premises made by John Kohl, dated May 22, 1978, shows the porch encroaches the adjacent property.

4:10:89

IDENTIFICATION REFERENCE 37205

JUN 29 3 29 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3613 Central Avenue, Nashville, Tennessee 37205
(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 our hands this 26TH day of JUNE, 19 87

E. B. McDonald

Katherine C. McDonald

E. B. McDonald

Katherine C. McDonald

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia C. Hunt, a Notary Public in and for said County and State, the within named E. B. McDonald and wife, Katherine C. McDonald

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 26TH day of JUNE, 1987.

Julia C. Hunt
Notary Public

Commission Expires 11-12-89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

E. B. McDonald, et ux.

TO

John Lane Denson, IV, et ux.

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

[illegible] CASH
336.00 CO TX
.50 PRFEE
6.50 MO TX
CHECK 342.50-
4649A06/29/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4:10:8:9:

IDENTIFICATION REFERENCE

JUN 29 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98835