BOOK 7284 PAGE 653

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00254610

Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leroy Ganser (NAME)	Citicorp Homeowners, Inc. (NAME)	MAP 104-12
2110 Portland Drive, Unit 201 (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	PARCEL 62
Nashville, TN 37212 (CITY) (STATE) (ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by Leroy Ganser and wife, Patricia E. Ganser and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged.

Fairfax Development Company

have this day bargained and sold, and do hereby transfer and convey unto the said Leroy Ganser and wife, Patricia E. Ganser

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Ashley Place Condominiums, as of record in Book 6200, page 462, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 201, Building No. 2 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Ashley Place Condominium.

Being part of the same property conveyed to Fairfax Development Company by deed from Betty Porch Morris and Nancy Porch Sheilds of record in Book 6722, page 18, and by deed from John R. McMillen, Trustee, of record in Book 6722, page 22, Register's Office for Davidson County, Tennessee, and by deed from Lillian Ann Ussery, unmarried of record in Book 6722, page 25, and by deed from J. Murray Milliken, Trustee, of record in Book 6623, page 701, Register's Office for Davidson County, Tennessee.

JUL 1 2 36 PM '87
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 87,500.00

Subscribed and sworn to before me this the 30th *day of* June *19* 87

My commission expires: 3/11/90 *(Affix Seal)*

Affiant Leroy Ganser

Notary Public Peter A. Patten

** unimproved ( ) This is improved ( ) property, known as* 2110 Portland Ave. #201, Nashville, TN 37212
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 30th *day of* June *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fairfax Development Company

BY: J. Murray Millikan, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* J. Murray Millikan, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Fairfax Development Company, *the within named bargainor, a corporation, and that* he *he as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, *this* 30th *day of* June, *19* 87

_____ *Notary Public*

Commission expires 3/11/90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			87500.00- CONVT.	
			245.00 COTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 251.50-	
			5514A07/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.18.63

IDENTIFT REFERENCE

JUL 1 2 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99680