Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Eric Paul Stein
4709 Richmar Court
Nashville, TN 37211

MORTGAGEE:
Citicorp Homeowners, Inc.

1299 Clayton Road West
Ballwin, Missouri 63011

MAP-PARCEL NUMBERS:
MAP 146-4
PAR 58
6DU-22945

WARRANTY DEED

BOOK 7295 PAGE 732

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James F. Swiney and wife, Erma M. Swiney

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eric Paul Stein and wife, Barbara L. Stein

hereinafter called the Grantee, Grantee's 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. 765 on the plan of Caldwell Hall, Section 12, of record in Book 3300, page 57, Register's Office for said County.

SAID Lot No. 765 fronts 72.00 feet on the southerly margin of Richmar Court and extends back 147.5 feet on the easterly line and 174.00 feet on the westerly line to a dead line in the rear, measuring 114.2 feet thereon.

Being the same property conveyed to James F. Swiney and wife, Erma M. Swiney by deed from James L. Meadows and wife, Joan P. Meadows of record in Book 6305, page 276, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3376, page 234, said Register's Office, and to the matters set forth in the above referenced plan of record.

4 5 4 7 7 IDENTIFICATION REFERENCE

JUL 14 10 24 AM '87 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

This is (~~an~~) improved property, known as 4709 Richmar Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of July, 19 87.

Erma M. Swiney
Erma M. Swiney

James F. Swiney
James F. Swiney

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of July, 19 87, before me personally appeared James F. Swiney and wife, Erma M. Swiney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00.

Barbara L. Stein
Affiant

Subscribed and sworn to before me, this the 10th day of July, 1987

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

James F. Swiney and wife, Erma M. Swiney

to:

Eric Paul Stein and wife, Barbara L. Stein

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26761

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

RECEIVED OF _____

FOR _____

BOOK 7295 PAGE 734

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
			109000.00- CAMT.	
			305.20 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 311.70-	
9540A07/14/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.4 7.7.

IDENTIFICATION REFERENCE

JUL 14 10 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103718