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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,531.02

James L. Zeigler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 19 87

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 10/1/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
James L. Zeigler (NAME)	Citicorp Homeowners (NAME)	148-10
3904 Keeley Drive (ADDRESS)	P.O. Box 790001 (ADDRESS)	116
Nashville, Tn. 37211 (CITY) (STATE) (ZIP)	St. Louis, Missouri 63179 (CITY) (STATE) (ZIP)	05DU 46801

FOR AND 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, Clarence A. Schutt, Jr. and wife, Margaret V. Schutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Zeigler and wife, Lillie W. Zeigler

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.

BEING Lot No. 110 on the Plan of Blanchard Heights, Section I, as of record in Book 2663, page 62 and 63 and amended in Book 2799, page 243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clarence A. Schutt, Jr. and wife, Margaret V. Schutt by deed from Robert M. Sargent, III and Barbara S. Lewis of record in Book 5469, Page 355, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2795, page 99 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantors herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 5469, page 358, Register's Office for Davidson County, Tennessee in the original principal amount of $41,500.00..

5804 0.

IDENTIFICATION

Aug 21 10 01 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3904 Keeley Drive, Nashville, Tn. 37211
(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. 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 hand(s) this 19th day of August, 19 87

Clarence A. Schutt, Jr.

Margaret V. Schutt

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence A. Schutt, Jr. and wife, Margaret V. Schutt

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 Brentwood, Tennessee, this 19th day of August 1981.

Commission expires 10/1/82

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Clarence A. Schutt, Jr. and wife, Margaret V. Schutt

TO
James L. Zeigler and wife, Lillie W. Zeigler

RETURN TO:
MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

ASSUMPTION CLAUSE

"For and in consideration of $ 68,531.02 the receipt of which is hereby acknowledged, and as a further consideration the grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the mortgage in favor of The Kissell Company of _____ dated July 12 19 79, and of record in Deed book 5469, page 358, in the Office of the Clerk of the County Court of Davidson County, Tennessee, the original amount of which was $ 41,500.00. The grantee, as a further consideration, assumes the obligations of Clarence A. Schutt, Jr. et ux Margaret V. Schutt under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any ty or urance

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PROBATE FEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

68531.02- CONT.
191.80 CSTAX
.50 PROBF
6.00 WDEED
CHECK 191.30-
4157A08/21/87 BNL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58040

IDENTIFICATION/REFERENCE

Aug 21 10 01 AM 1987

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 130024