255585
Box #35

BOOK 7344 PAGE 729

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	PROPERTY TAX INFORMATION:
Mark Anthony Miller 2004 Cromwell Drive Nashville, TN 37215	Citicorp Homeowners, Inc. 670 Mason Ridge Center Drive St. Louis, MO 63141	Map 158-3 Parcel 15 Book FH14400

WARRANTY DEED

In consideration of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Bayard H. Walters and wife Wanda L. Walters,** hereinafter the Bargainors, have this day bargained and sold, and by these presents do transfer and convey unto **Mark Anthony Miller,** hereinafter the Grantee, a certain tract or parcel of land with improvements thereon in the 7th Civil District of Davidson County, Tennessee, more particularly described as follows:

> Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 60 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.
>
> Said Lot No. 60 fronts 163 feet on the northeasterly margin of Cromwell Drive and contains five sides, measuring 252 feet on the northwesterly side, 231 feet on the southeasterly side 124.2 feet on the northerly side, and 156.7 feet on the easterly side.
>
> Being the same property conveyed to Bayard H. Walters and wife, Wanda L. Walters, by deed from Edward A. LeRoue and wife, Alma Lee LeRoue, of record in Book 5277, page 597, Register's Office of Davidson County, Tennessee.

This property is improved property known as 2004 Cromwell Drive, Nashville, Tennessee 37215.

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, his heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of this land in fee simple, have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to this land to Grantee, his heirs and assigns, against the lawful claims of all persons.

Witness our hands this 31st day of August, 1987.

Bayard H. Walters

Bayard H. Walters

Wanda L. Walters

Wanda L. Walters

62501

IDENTIFICATION REFERENCE

SEP 3 2 45 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the above county and state, the within named **Bayard H. Walters and wife, Wanda L. Walters,** the Bargainors, with whom I am personally acquainted, or who furnished information sufficient to identity themselves to me, who, being first duly sworn, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1987.

Notary Public

My commission expires:

3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or the value of the property, whichever is the greater amount, is **$191,500.00** This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 31st day of August, 1987.

Notary Public

My commission expires:

3-11-90

This instrument was prepared by:

Richard D. Speight, Esq.
SPEIGHT & PARKER
5th Floor, 200 Fourth Avenue North
Nashville, TN 37215

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7344 PAGE 731

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

191500.00- CAMT.
536.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 542.70-
389A097703787 DEL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

625 01

IDENTIFICATION REFERENCE

SEP 3 3 45 PM '87

DAVIDSON COUNTY TN

No. 13140