THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255731

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Max Baumeister, (NAME)	Citicorp Homeowners, Inc. (NAME)	MAP 94-2
1808 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	PARCEL 20
Nashville, Tennessee (STATE) 37204 (ZIP)	St. Louis, MO (STATE) 63141 (ZIP)	

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

Cash in hand paid by Richard Max Baumeister unmarried and Paul Gramazio, unmarried and Alfred Arthur Baumeister and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7367 PAGE 886

Marie Ann Jones, unmarried have this day bargained and sold, and do hereby transfer and convey unto the said Richard Max Baumeister, and Paul Gramazio, both unmarried, and Alfred Arthur Baumeister the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and the east 20 feet of Lot No. 35 in the Edgefield Land Company's First Subdivision, as of record in Plat Book No. 57, page 130, of the Register's Office, Davidson County, Tennessee.

Said Lot No. 36 and said east 20 feet of Lot No. 35 front together eighty (80) feet on the south side of Shelby Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to David L. Jones and wife, Marie P. Jones by deed of record in Book 6689, page 173, Register's Office for Davidson County, Tennessee.

The said David L. Jones and Marie P. Jones having since divorced and by quitclaim deed of record in Book 7035, page 708, said Register's Office, David Lynn Jones quitclaimed all right, title and interest in the above described property to Marie Ann Jones.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Affiant

Subscribed and sworn to before me this the 30th day of September, 19 87

My commission expires 3-11-90

(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1808 Shelby Avenue, Nashville, Tennessee 37204 (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 September, 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.

Marie Ann Jones

Marie Ann Jones, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7367 PAGE 887

Personally appeared before me, the undersigned
and for said County and State Marie Ann Jones, unmarried *, a Notary Public in*

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

Witness my hand and official seal at Nashville *Tennessee,*
this 30th *day of* September, *19*87

Commission expires 3-11-90 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____,
the within named bargainor, a corporation, and that _____*he as such* _____
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation
by _____*self as* _____

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____

Commission expires _____ Notary Public

7026

IDENTIFICATION REFERENCE

OCT 1 8 50 AM '87

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

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

THIS INSTRUMENT WAS PREPARED BY:

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

39000.00- CAMT.
109.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
8370A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70262

IDENTIFICATION REFERENCE

OCT 1 8 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21913