File Box 8/tl

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

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ADDRESS NEW OWNER:
Ricky Thomas Wallace
6844 River Ridge Drive
Nashville, TN 37221

MORTGAGEE:
Citicorp Mortgage, Inc.

1299 Clayton Road West
Ballwin, Mo 63011

MAP-PARCEL NUMBERS:
MAP 141-15
PAR C57C0
9D-78777

WARRANTY DEED

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, E. Stanley Rust and wife, Jocelyn K. Rust hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ricky Thomas Wallace and wife, Kellie Lynn Wallace 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. 120 on the plan of Rolling River Estates, Phase "9", of record in Book 6200, pages 52 and 53 as amended in Book 6599, pages 34, both in Register's Office for said County.

SAID Lot No. 120 fronts 84.02 feet on the broken, southwesterly margin of River Ridge Drive and extends back 107.86 feet on the northwesterly line and 220.41 feet on the southeasterly line to a dead line in the rear, measuring 152.25 feet thereon.

Being the same property conveyed to E. Stanley Rust and wife, Jocelyn K. Rust by deed from Allen Earps Builders, Inc. of record in Book 6607, page 373, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, page 689, and made applicable in Book 6298, page 934, Book 4892, page 679 as amended in Book 4871, page 640, Book 4788, page 950 as amended in Book 4871 page 640, said Register's Office, and to the matters set forth in the above referenced plan of record.

7505 1 IDENTIFICATION REFERENCE OCT 19 9 53 AM 1987 DAVIDSON COUNTY, TN

This is (un)improved property, known as 6844 River Ridge Drive, Nashville, TN 37221.

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 16th day of October, 1987.

Jocelyn K. Rust
Jocelyn K. Rust

E. Stanley Rust
E. Stanley Rust

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of October, 19 87 before me personally appeared E. Stanley Rust and wife, Jocelyn K. Rust, 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 they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 133,900.00.

Ricky Thomas Wallace
Affiant

Subscribed and sworn to before me, this the 16th day of October, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
E. Stanley Rust and wife,
Jocelyn K. Rust

to:
Ricky Thomas Wallace and wife,
Kellie Lynn Wallace

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

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

133900.00- CAMT.
374.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 381.42-
3902A10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.0.5.1.

IDENTIFICATION REFERENCE

Oct 19 9 58 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27319