file box 8/jcb

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

ADDRESS NEW OWNER:
Sherry Lyn McManus
1708 Temple Avenue
Nashville, TN 37215

MORTGAGEE:
Citicorp Mortgage, Inc.
Attention: Tax Dept.
M.S. 309
P.O. Box 790009
St. Louis, MO 63179-0009

MAP-PARCEL NUMBERS:
MAP 131-3
PARCEL 188
16DA-27120

WARRANTY DEED

BOOK 7413 PAGE 404

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,

Harriet M. Butler and Suzanne D. Hillis

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sherry Lyn McManus, unmarried

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. 44 on the plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for said County.

SAID Lot No. 44 fronts 75.15 feet on the northerly margin of Temple Avenue and extends back between parallel lines, 225 feet to a dead line.

BEING the same property conveyed to Harriet M. Butler and Suzanne D. Hillis by deed from William Halley and wife, Winifred W. Halley of record in Book 7290, page 397, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1129, page 321, and amended in Book 6104, page 64, said Register's Office, and to the matters set forth in the above referenced plan of record.

8.6.1.05

IDENTIFICATION REFERENCE

Nov 30 11 26 AM '87

DAVIDSON COUNTY, TN

This is (~~NK~~) improved property, known as 1708 Temple Avenue, Nashville, TN 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, 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 25th day of November, 19 87.

Suzanne D. Hillis
Suzanne D. Hillis

Harriet M. Butler
Harriet M. Butler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of November, 19 87, before me personally appeared Harriet M. Butler and Suzanne D. Hillis, 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: Oct 2, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7413 PAGE 405

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 $ 154,650.00.

Sherry Lyn McManus
Affiant

Subscribed and sworn to before me, this the 25th day of November, 1987.

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public

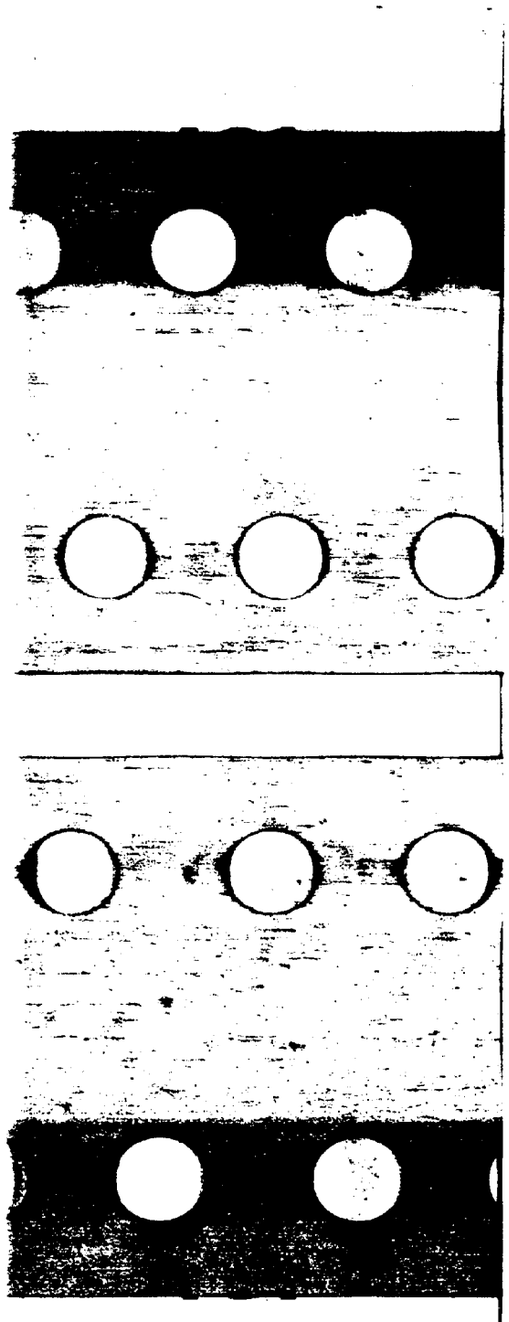
WARRANTY DEED

from:
Harriet M. Butler and Suzanne D. Hillis

to:
Sherry Lyn McManus, unmarried

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

TN-27157



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7413 PAGE 406

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

154650.00- CAMT.
432.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 439.38-
6712A11/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8. 6. 1: 0 5:

IDENTIFICATION REFERENCE

Nov 30 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 39804