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:
Allen B. Townsend, Jr.
513 Fairfax Avenue
Nashville, TN 37212

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

MAP-PARCEL NUMBERS:
MAP 104-10
PARCEL 196
24W-6950

WARRANTY DEED

BOOK 7429 PAGE 635

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, James W. Groll, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Allen B. Townsend, Jr. and wife, Donna J. Townsend 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. 6 of Block 5 on the plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot No. 6 of Block 5 fronts 100 feet on the southerly margin of Fairfax Avenue and extends back 195.2 feet on the easterly line and 176 feet on the westerly line to a dead line in the rear, measuring 102 feet thereon.

BEING the same property conveyed to James W. Groll, unmarried, by deed from Anne G. Windrow, Conservator of the Estate of Elizabeth G. Windsor, of record in Book 6995, page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

9 1 6 5 5 IDENTIFICATION REFERENCE Dec 18 10 11 AM FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (an) improved property, known as 513 Fairfax Avenue, Nashville, TN 37212.

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 17th day of December, 1987.

James W. Groll

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of December, 1987, before me personally appeared James W. Groll, unmarried, 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 his free act and deed.

1211 12/18 0104 PM RECEIPT # 538.22

My Commission Expires: 10-24-88

Notary Public

[redacted] [redacted]

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7429 PAGE 636

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 189,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of December, 1987.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
James W. Groll, unmarried

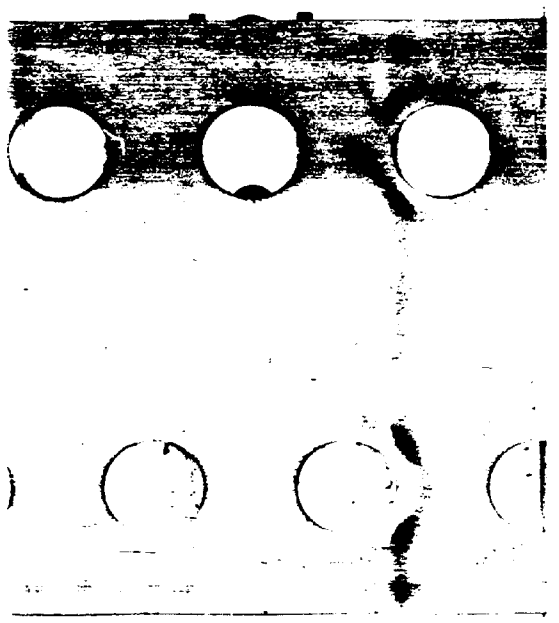
to:
Allen B. Townsend, Jr. and wife,
Donna J. Townsend

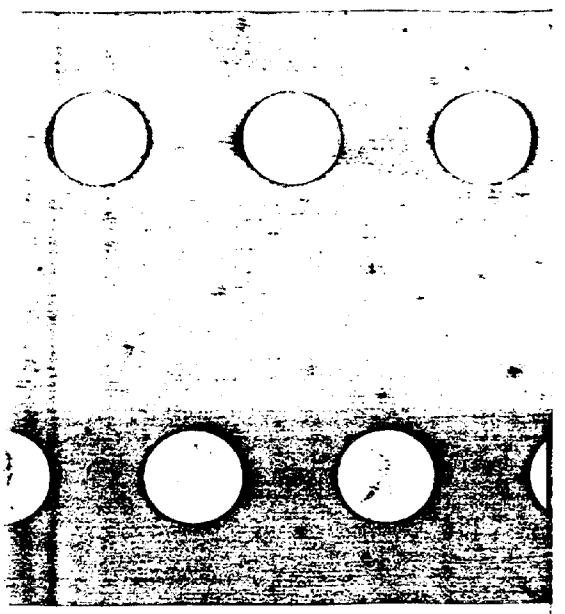
[redacted]

[redacted]

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

TN-87206





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7429 PAGE 637

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

CAMT 18900.00
ERR CO
CAMT 18900.00-
CAMT 189900.00
CON TX 531.72
PRFEE 0.50
WDEED 6.00
TOTAL 538.22
CHECK 538.22

12/18/87 01 10:13 0001 1211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 6 5 5

IDENTIFICATION REFERENCE

DEC 18 10 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46364

[redacted] [redacted]