File #6465

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7447 PAGE 904

7593 01/13 0101 03CHECK 621.44

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GERALD MONTMORENCY (NAME)	CITICORP MORTGAGE, INC. (NAME)	MAP 143-2-A
549 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	ATTN: TAX DEPARTMENT M.S. 309, P.O. Box 790009 (STREET ADDRESS)	PARCEL 54
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0009 (CITY) (STATE) (ZIP)	FBN 9DZ72981

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE RICHTER COMPANY, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD MONTMORENCY and wife, PATRICIA N. MONTMORENCY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 54 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751 - 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Richter Company, Inc., a Tennessee Corporation by deed from John R. Beesley, III, Trustee of record in Book 6801, Page 538, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, Supplemental in Book 6274, page 148; (2) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 694, Book 5360, page 320 and Book 5364, page 882; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 751-753, said Register's Office; and (4) Overpass Construction Agreement of record in Book 5102, page 956, said Register's Office.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
JAN 13 9 33 AM '88

IDENTIFICATION REFERENCE

9.7.0 0 6.

unimproved ( )
This is improved (XX) property, known as 549 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of January, 1988

THE RICHTER COMPANY, INC.
By: Doug Richter, Pres.
DOUG RICHTER, PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUG RICHTER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of The Richter Company, Inc., a Tennessee Corporation the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 5th day of January 19 88.

My commission expires 1/10/89. Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,700.00

Patricia R. Montmorency
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THE RICHTER COMPANY, INC.,

a Tennessee Corporation

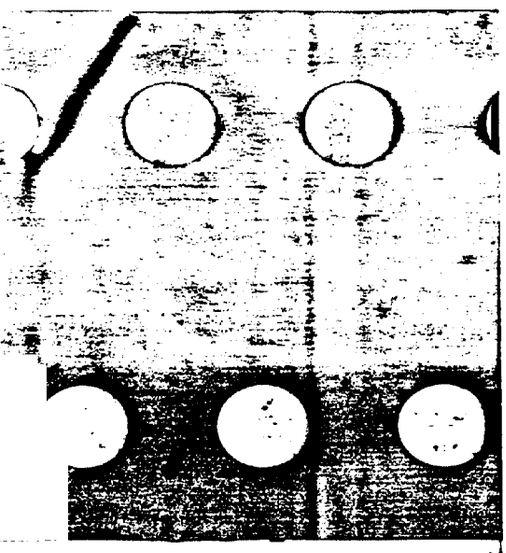
TO

GERALD MONTMORENCY and wife,

PATRICIA MONTMORENCY

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7447 PAGE 906

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
				219700.00
				CON TX 615.16
				PRFEE 0.50
				WDEED 6.00
				TOTAL 621.66
				CHECK 621.66
01/13/88	01			09:35 0001 7593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97006.

IDENTIFI REFERENCE

JAN 13 9 33 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 52592