Box 8 tl

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

ADDRESS NEW OWNER:
Richard W. Kellams
3207 Overlook Drive
Nashville, TN. 37212

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

MAP-PARCEL NUMBERS:
MAP 104-10
PARCEL 10
26W-7800

BOOK 7454 PAGE 163

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, Martha K. Slaton, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard W. Kellams and wife, Susan R. Kellams 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. 198 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described as follows:

BEGINNING at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 197 and 198; thence with the line between said lots, southeasterly 180 feet to a point in the northwesterly line of Lot 202; thence with the line between Lots 198 and 202, northeasterly 52 feet to the common corner of Lots 198 and 199; thence with the line between said lots northwesterly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of the same, southwesterly 70 feet to the beginning.

BEING the same property conveyed to Martha K. Slaton by deed from Mitsuhide Naruse and wife, Kiyoko Naruse of record in Book 6135, page 520, 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.

This is ~~an~~ improved property, known as 3207 Overlook Drive, 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 20th day of January, 19 88.

Martha K. Slaton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of January, 19 88, before me personally appeared Martha K. Slaton, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7454 PAGE 164

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 $90,900.00.

Richard W. Kellams
Affiant

Subscribed and sworn to before me, this the 20th day of January, 88.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

99492

IDENTIFICATION REFERENCE

JAN 22 10 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

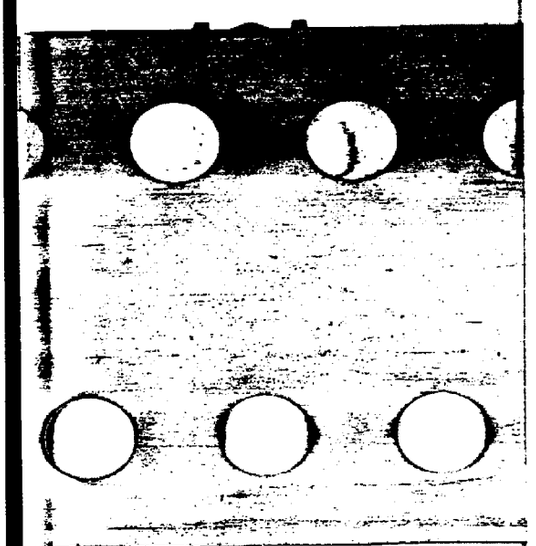
WARRANTY DEED

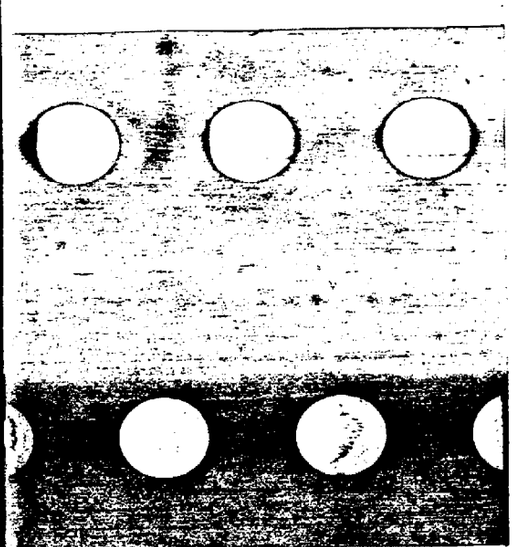
from:
Martha K. Slaton

to:
Richard W. Kellams and wife, Susan R. Kellams

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

TN 27279





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 165

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	90900.00
CON TX	254.52
PRFEE	0.50
MDEED	6.00
TOTAL	261.02
CHECK	261.02

01/22/88 01 10:16 0001 0477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99492

IDENTIFICATION REFERENCE

JAN 22 10 12 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 55411