Box 8 cg

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

ADDRESS NEW OWNER:
Joan M. Lawrence
140 Woodmont Blvd.
Nashville, TN. 37205

MORTGAGEE:
Citicorp Mortgage, Inc.
Attn: Tax Department
M.S. 309
P.O. Box 79009
St. Louis, MO. 63179-0009

MAP-PARCEL NUMBERS:
MAP 116-3
2899 02/01 0101 03EHEGK PARCEL 121 320-10
7DA-10175

BOOK 7459 PAGE 793

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,

Diane Duncan Baldwin, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joan M. Lawrence, 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 the southerly 50 feet of Lot No. 99 on the plan of Kenner Mannor Land Co.'s Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

SAID PART OF Lot No. 99 fronts 50 feet on the northeasterly margin of Woodmont Boulevard, formerly Woodmont Avenue, and extends back between parallel lines a distance of 200 feet to a dead line.

BEING the same property conveyed to Diana Duncan Baldwin by deed from St. Cecilia Congregation (formerly St. Cecilia Academy), a Tennessee corporation of record in Book 5087, page 869, 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.

0157.0 IDENTIFICATION REFERENCE FEB 1 10 18 AM '88 DAVIDSON COUNTY, TN

This is (an) improved property, known as 140 Woodmont Blvd., Nashville, TN. 37205.

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 29th day of January, 19 88.

Diane Duncan Baldwin

Diane Duncan Baldwin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of January, 19 88, before me personally appeared Diane Duncan Baldwin, 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 she executed the same as her free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ ~~112,000.00~~.

Joan M. Lawrence
Affiant

Subscribed and sworn to before me, this the _____ day of January, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

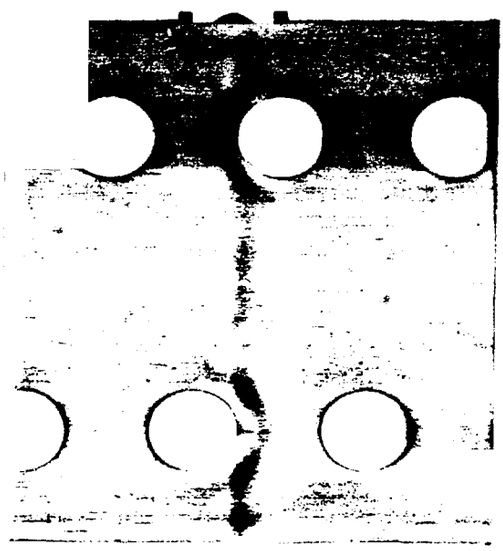
WARRANTY DEED

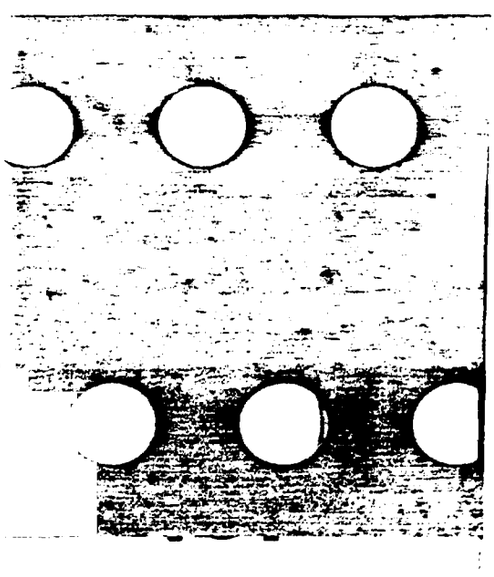
from:
Diane Duncan Baldwin, unmarried

to:
Joan M. Lawrence, unmarried

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

TN 27280





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 795

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01572.0

IDENTIFI REFERENCE

FEB 1 10 18 AM '88

DAVIDSON COUNTY, TN

CAMT	112000.00
CON TX	313.60
PRFEE	0.50
MDEED	6.00
TOTAL	320.10
CHECK	320.10

02/01/88 01 10:27 0001 2899

No. 57783