File 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:
Manfred Polk
1209 Beddington Park
Nashville, TN 37215

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

MAP-PARCEL NUMBERS:
MAP 159-02
PARCEL 52
FH-25917

WARRANTY DEED BOOK 7470 PAGE 746

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, Southern Homebuilders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Manfred Polk and Muriel J. Kilguss 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. 61 on the plan of Hound's Run, of record in Plat 6900, pages 167, 168, 169, 170 and 171, Register's Office for said County.

SAID Lot No. 61 fronts 174.83 feet oan the southerly margin of Beddington Park and extends back 266.15 feet on the westerly line and 337.83 feet on the broken easterly line to a line in the rear, measuring 173.56 feet thereon.

Being the same property conveyed to Southern Homebuilders, Inc. by deed from Dukes & Dukes Development Corporation of record in Book 7080, page 727, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the declaration of covenants, conditions and restrictions of record in Book 7079, page 995, said Register's Office, and to the matters set forth in the above referenced plan of record.

0 5 5 0 5 IDENTIFICATION REFERENCE FEB 17 11 06 AM '88 DAVIDSON COUNTY, TN

7497 02/17 0101 03CHECK 1736.90

This is (XX) improved property, known as 1209 Beddington Park, 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 29th day of January, 1988.

Southern Homebuilders, Inc.
by: Ronald B. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 1988, before me personally appeared Ronald B. Williams, 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.

Camille K. Cawart
Notary Public

My Commission Expires: 7/13/91

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7470 PAGE 747

Before me, the undersigned, of the State and County aforesaid, personally appeared Ronald B. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Southern Homebuilders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of January, 1988.

Camille K. Cawthon
Notary Public

My Commission Expires: 2/13/91

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 618,000.00.

Manfred Polk
Affiant

Subscribed and sworn to before me, this the 29th day of January, 1988.

Notary Public

My Commission Expires: 10-14-88

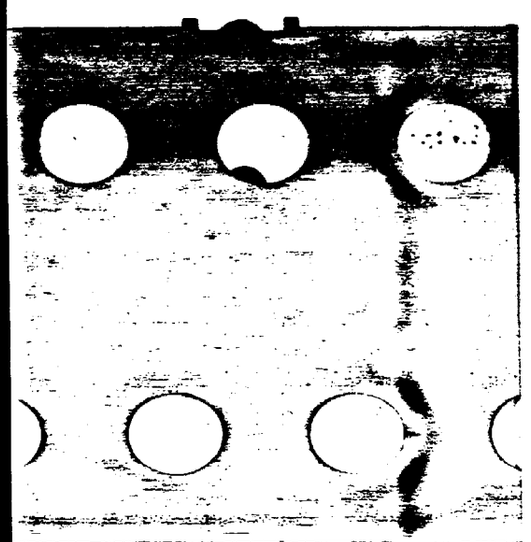
WARRANTY DEED

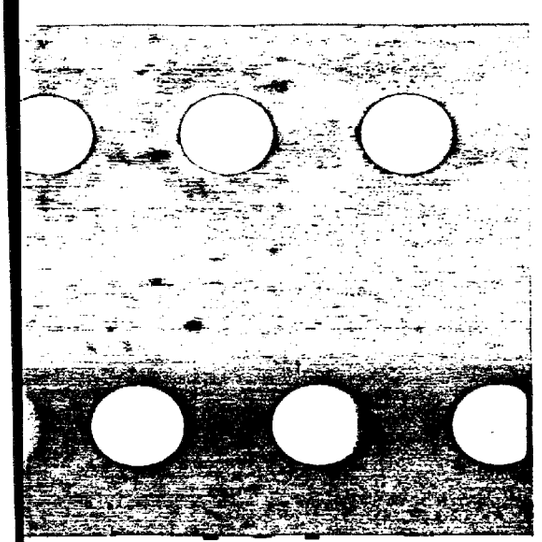
from:
Southern Homebuilders, Inc.

to:
Manfred Polk and Muriel J. Kilguss

27235

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7470 PAGE 748

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 618000.00
CON TX 1730.40
PRFEE 0.50
WDEED 6.00
TOTAL 1736.90
CHECK 1736.90

02/17/88 01 11:07 0001 7497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.5 0 5.

IDENTIFI REFERENCE

FEB 17 11 06 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 62284