Box 58

BOOK 7521 PAGE 686

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Linda J. Partington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1988.

Notary Public

MY COMMISSION EXPIRES: 1-21-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Joe Auditore (NAME)	Citicorp Mortgage, Inc. Attn: Tax Department (NAME)	Map 91-15
301 51st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790009 (STREET ADDRESS)	Parcel 176
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0009 (CITY) (STATE) (ZIP)	FB# 25W9655

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, WE, Myke R. Miller and wife, Mary Jane Harvill Miller,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Auditore and wife, Ann Grimes,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Block No. 11 in the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421 at page 18, Register's Office for said County, described as follows:

Beginning at the northwest corner of 51st Avenue North and Nevada Avenue and running thence with the northerly margin of Nevada Avenue westwardly 150 feet to a point; thence northwardly and parallel with 51st Avenue 180 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 5 feet, thence southwardly 50 feet; thence westwardly 145 feet to the margin of 51st Avenue, thence with the same southwardly 130 feet to the beginning.

Being the same property conveyed to Myke R. Miller and wife, Mary Jane Harvill Miller, by deed from James Paul Brown and wife, Angela J. Brown, of record in Book 6021 at page 163, said Register's Office.

This conveyance is made subject to property taxes for 1988 which have been prorated and for which Grantee(s) are responsible.

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IDENTIFICATION

APR 20 10 44 AM '88

FELIX Z. WILKINS
REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 301 51st Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 19th day of April, 1988

Myke R. Miller

Mary Jane Harvill Miller

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nimrod R. McDade Jr. Notary Public in and for said County and State, the within named Myke R. Miller

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of April 19 88

Commission expires 5/13/90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Myke R. Miller and wife,

Mary Jane Harvill Miller

TO
Joe Auditore and wife,

Ann Grimes

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

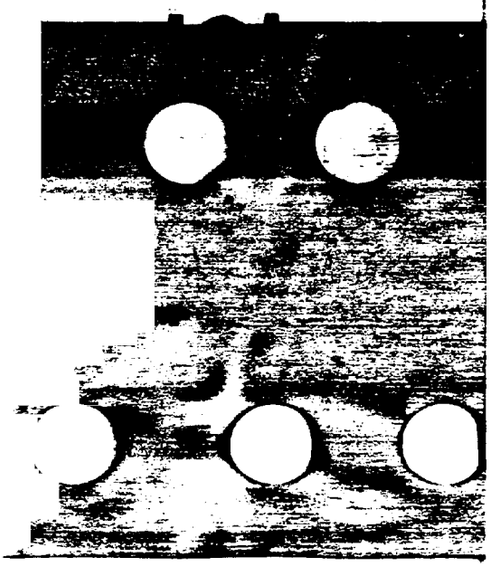
STATE OF TENNESSEE
COUNTY OF DAVIDSON

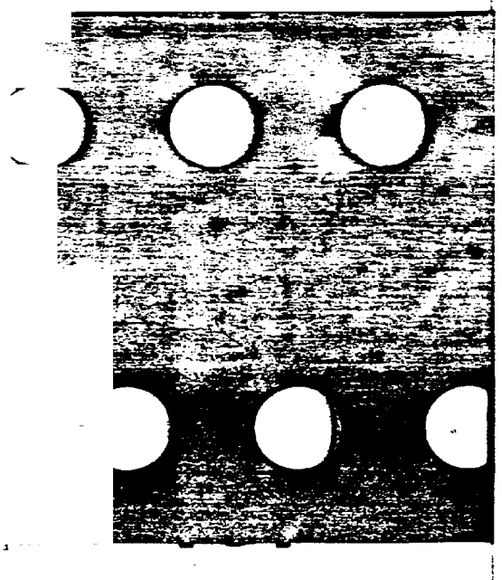
Personally appeared before me, Jeffrey W. Cobb, a Notary Public in and for said County and State, the within named Mary Jane Harvill Miller, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 1988.

Commission Expires: 1-2-90

Notary Public

88 4/20 0101 03CHECK 285.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT	99500.00
CON TX	278.60
PRFEE	0.50
WDEED	6.00
TOTAL	285.10
CHECK	285.10

230 I:O IDENTIF REFERENCE APR 20 10 44 AM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN 04/20/88 01 10:46 0001 6360

No. 82480