File box 8/jcb

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

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Jerry C. Downs<br>7800 Aslan Court<br>Nashville, TN 37221 | Citicorp Mortgage, Inc.<br>Attention: Tax Dept.<br>M.S. 309, P.O. Box 790009<br>St. Louis, MO 63179-0009 | 127-00-200<br>9D-06976 |

**WARRANTY DEED** BOOK 7527 PAGE 606

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, John P. Lucas and wife, Frances Lucas

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry C. Downs and wife, Sherry B. Downs

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. 10 on the plan of Saddle Ridge Section One, of record in Book 5800, page 4, Register's Office for said County.

SAID Lot No. 10, which is a corner lot, fronts 197.80 feet on the north-easterly margin of Aslan Court and fronts 112.39 feet on the southeasterly margin of Saddle Ridge Trace, said frontages being joined by a curve having a length of 34.93 feet, and extends back 265.40 feet on the northerly line and 264.76 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to John P. Lucas and Frances Lucas by deed from Willie K. Davis of record in Book 6059, page 699, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5660, page 823, said Register's Office, and to the matters set forth in the above referenced plan of record.

Margaret Huff, Bankruptcy Trustee, joins in this conveyance for the purpose of conveying the expectancy of petitioner which became vested in her at the time of the filing of Bankruptcy Case No. 388-01560 on March 4, 1988.

This is (~~un~~)improved property, known as 7800 Aslan Court, Nashville, TN 37221.

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 25th day of April, 1988.

John P. Lucas  Frances Lucas  Margaret Huff, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 25th day of April, 1988, before me personally appeared John P. Lucas, Frances Lucas and Margaret Huff, Trustee, 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 they executed the same as their 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 7527 PAGE 607

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 $ 199,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of April, 19 88.

My Commission Expires: Oct 9, 1991

_____
Notary Public

25010

IDENTIFICATION REFERENCE

APR 27 2 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

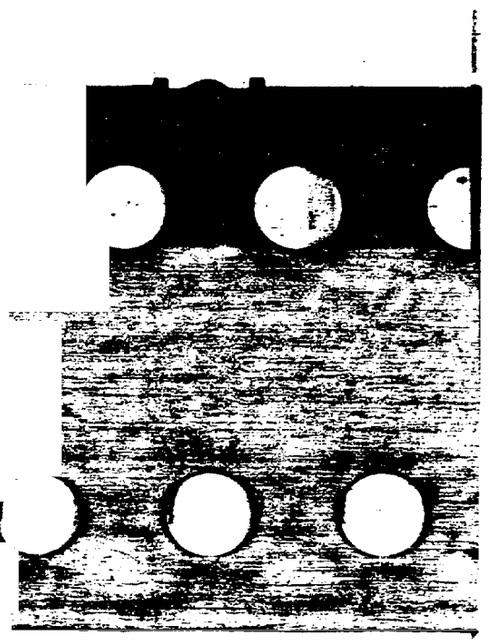
8847 04/27 0101 03CHECK 565.10

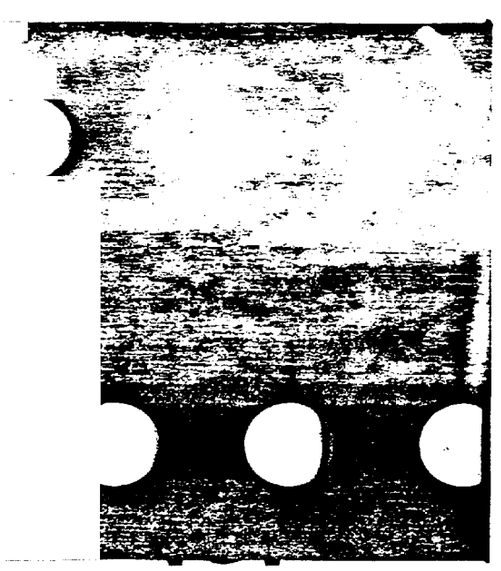
WARRANTY DEED

from:
JOHN P. LUCAS, ET AL

to:
JERRY D. DOWNS, ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-27354





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7527 PAGE 608

| | | |
|---|---|---|
| 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 199500.00
CON TX 558.60
PRFEE 0.50
WDEED 6.00
TOTAL 565.10
CHECK 565.10

04/27/88 01 14:12 0001 8847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2501.0

IDENTIFICATION REFERENCE

APR 27 2 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 84925