FILE NO. 23259 FILE BOX "7"

BOOK 7571 PAGE 238

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,307.52

X Regina F Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE 19 88

Notary Public

MY COMMISSION EXPIRES: 1-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TRACY E. BOWERS et ux | Citicorp Mortgage, Inc. | 96-14-240 |
| (NAME) | (NAME) | |
| 3104 Jonesboro Dr. | Mail Station 302, Box 790002 | 3DZ 61332 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37214 | St. Louis, Mo. 63179-0002 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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~~ I, Karen D. Lee, single (formerly), now Karen D. Lee Vaughn, married, et vir, Chester L. Vaughn, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACY E. BOWERS et ux REGINA F. BOWERS,

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:

Being Lot No. 219 on the plan of Hickory Bend, Section 4 of record in Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen D. Lee, single, by deed from James A. Rains et ux., Edith C. Rains, of record in Book 6652, Page 265, said Register's Office. The said Karen D. Lee having since married and is now known as Karen D. Lee Vaughn and her husband, Chester L. Vaughn, Jr., joins in this conveyance for whatever right, title and interest he might have in said property by right of the marital estate.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to SECURITY FINANCIAL MORTGAGE CORPORATION, of record in Book 6682, page 268, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH CITICORP MORTGAGE, INC.

4645 06/13 0101 03CHECK 178.14

This is (unimproved / improved) X property, known as 3104 Jonesboro Drive, Nashville, Tn. 37214
(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 my hand this 13th day of June, 19 88

X Karen D. Lee Vaughn
Karen D. Lee Vaughn

Chester L Vaughn Jr. by Karen D Vaughn attyn. fact
Chester L. Vaughn, Jr.

[redacted]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen D. Lee Vaughn

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 1988.

Janet S. Davis
Notary Public

Commission Expires 1-10-89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED 304

FROM

IDENTIFICATION REFERENCE

TO

JUN 13 3 43 PM '88
FELIX Z. WILSON TN REGISTER
DAVIDSON COUNTY, TN

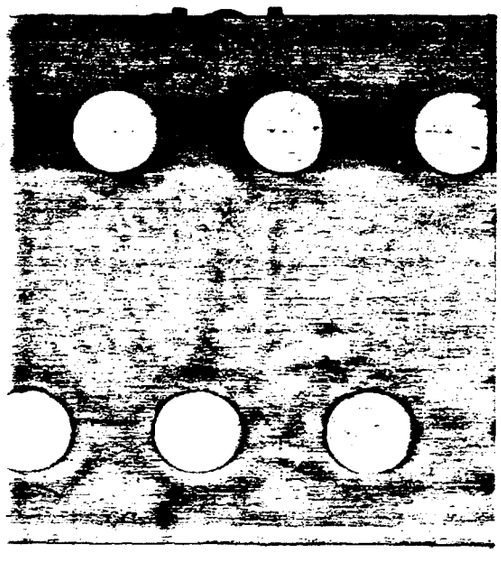
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

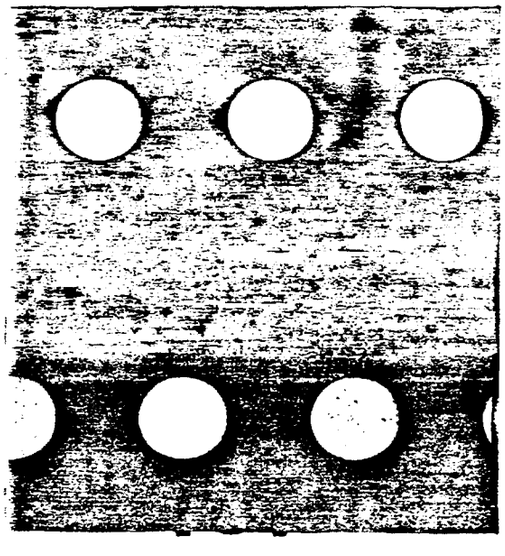
On this the 13th day of June, 1988, before me personally appeared KAREN D. LEE VAUGHN, to be known to be the person who executed the foregoing instrument in behalf of CHESTER L. VAUGHN, JR., as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said CHESTER L. VAUGHN, JR., as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of June, 1988.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 1-10-89





## 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 61307.52 |
| CON TX | 171.64 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 178.14 |
| CHECK | 178.14 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4645

3 9 3 0 4

IDENTIFICATION REFERENCE

JUN 13 3 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101487