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:
Susan Elizabeth Simms
520 32nd Ave., South
Nashville, TN 37212

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

MAP-PARCEL NUMBERS:
MAP 104-6
PARCEL 312
24W-5362

5141 08/09 0101 03D-EDX

WARRANTY DEED

BOOK 7622 PAGE 169

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 HUGH ARTHUR, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SUSAN ELIZABETH SIMMS 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 "D" on the map of a resubdivision of Lots 12 and 13 of Block 3 on the plan of Fairfax Place, as of record in Book 547, page 77, Register's Office for said County.

SAID Lot "D" fronts 142.65 feet on the southeasterly side of 32nd Avenue South, formerly Orient Circle, as measures around a slight curve, and runs back between lines, 167.16 feet on the southerly line and 129.43 feet on the easterly line which is a broken line, to a point, said lot being more or less triangular in shape.

BEING the same property conveyed to John Hugh Arthur by quitclaim deed from Aleta Grillos Arthur of record in Book 7407, page 318, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

57057

IDENTIFICATION REFERENCE

Aug 9 9 26 AM '88

CLIFF WILKINS REGISTER
DAVIDSON COUNTY, TN

This is (XX) improved property, known as 520 32nd Avenue South, Nashville, TN 37212.

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 4th day of August, 19 88.

John Hugh Arthur

John Hugh Arthur

WYOMING
STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF TETON

On this 4th day of August, 19 88, before me personally appeared John Hugh Arthur, 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.

County of Teton State of Wyoming
My Commission Expires Sept. 23, 1991

My Commission Expires: 9-23-91

Notary Public

(AFFIX NOTARIAL SEAL)

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

BOOK 7622 PAGE 170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 132,000.00 .

Susan Elizabeth Simms
Affiant

Subscribed and sworn to before me, this the 5th day of August, 1988.

My Commission Expires: Oct 9, 1991

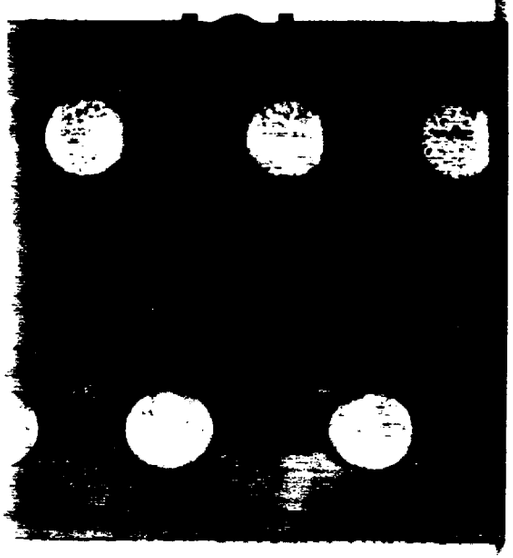
Christy Wilkins Ivey
Notary Public

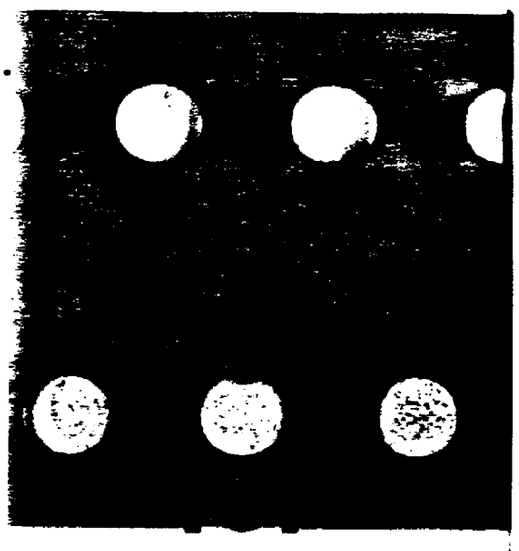
WARRANTY DEED
from:
JOHN HUGH ARTHUR
to:
SUSAN ELIZABETH SIMMS

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

TN-27730

file box 8/ich





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7622 PAGE 171

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 32000.00
				CON TX 435.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 442.10
				CHECK 442.10
			08/09/88 01	09:26 0001 5141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57057

IDENTIFICATION REFERENCE

AUG 9 9 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121717