File Box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joan M. Lawrence
123 Clarendon Avenue
Nashville, TN 37205

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

MAP-PARCEL NUMBERS:
MAP 116-10
PARCEL 017
BM-06057

WARRANTY DEED

BOOK 7716 PAGE 751

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, Michael D. Callaway and wife, Carolyn I. Callaway hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joan M. Lawrence, unmarried 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 a part of Lot No. 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, more fully described according to a survey dated March 23, 1929, of record in Book 547, page 195, said Register's Office, as follows:

BEGINNING on the southerly margin of Sutherland Avenue at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, southwardly 190 feet; thence westwardly 51.9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, page 60, said Register's Office; thence with said Johnson Bransford's northerly line, northwestwardly 71.5 feet, more or less, to the easterly margin of Clarendon Avenue, extended; thence northwardly, with the easterly margin of same, on a curve to the left with a radius of 145 degrees a distance of 53.7 feet; thence northwardly 17.5 feet; thence on a curve to the right with a radius of 80 degrees a distance of 113.2 feet to the southerly margin of Sutherland Avenue; thence with same, eastwardly 24.3 feet to the beginning.

Being the same property conveyed to Michael D. Callaway and wife, Carolyn I. Callaway by Installment Deed from Carolyn Lusk Barr of record in Book 6086, page 179, Register's Office for Davidson County, Tennessee.

3083 12/01 0101 03CHECK 650.00

This is (~~an~~) improved property, known as 123 Clarendon Avenue, Nashville, TN 37205.

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 30th day of November, 1988.

Carolyn I. Callaway
Carolyn I. Callaway

Michael D. Callaway
Michael D. Callaway

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 1988, before me personally appeared Michael D. Callaway and wife, Carolyn I. Callaway, 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.

My Commission Expires: Oct 9, 1991

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 195,000.00.

Joan M. Lawrence
Affiant

Subscribed and sworn to before me, this the 30th day of November, 1988.

My Commission Expires: Oct 9, 1991

Christie Wilkins Ivey
Notary Public

IVEY NOTARY PUBLIC AT LARGE

89853

IDENTIFICATION

DEC 1 12 16 PM '88

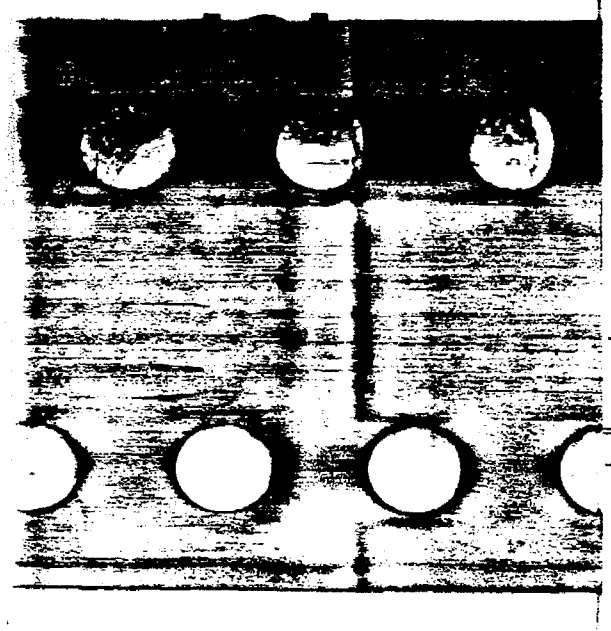
FILED & RECORDED
DAVIDSON COUNTY, TN

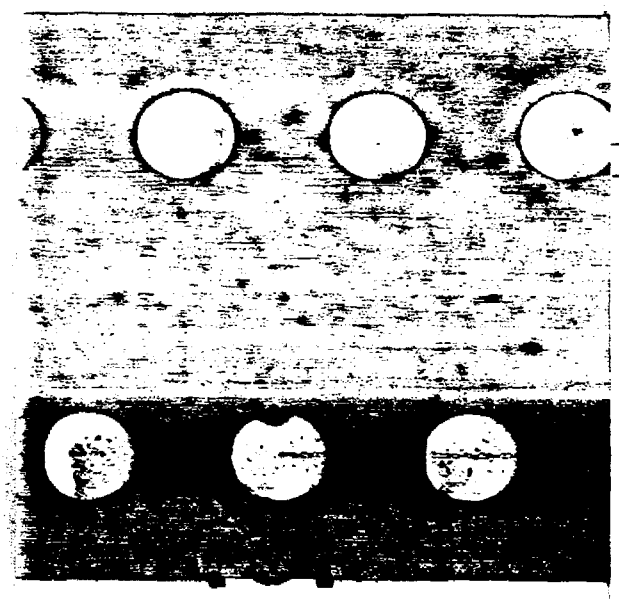
WARRANTY DEED

from:
Michael D. Callaway and wife,
Carolyn I. Callaway

to:
Joan M. Lawrence, unmarried

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 7716 PAGE 753

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
195000.00
CON TX 643.50
PRFEE 0.50
WDEED 6.00
TOTAL 650.00
CHECK 650.00

12/01/88 01 12:17 0001 3083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89853

IDENTIFICATION REFERENCE

DEC 1 12 16 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159320