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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Evy Kay Ritzen	Citicorp Mortgage, Inc.	MAP 159-2
5433 Camelot Road	ATTN: Tax Dept.	PARCEL 16
Brentwood, TN 37027	M.S. 309, P.O. Box 790010	7D-40518
	St. Louis, MO 63179-0009	

WARRANTY DEED

BOOK 7734 PAGE 182

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, George L. Rhodus and wife, Gladys S. Rhodus hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Evy Kay Ritzen 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. 23 on the plan of Section Two Camelot Acres, of record in Book 3700, Page 151, Register's Office for said County.

SAID Lot No. 23 fronts 134.0 feet on the southwesterly margin of Camelot Road and extends back 304.58 feet on the northwesterly line and 260.0 feet on the southeasterly line to a dead line in the rear, measuring 198.6 feet thereon.

BEING the same property conveyed to George L. Rhodus by deed from Douglas L. Bendle and Nancy C. Bendel of record in Book 7601, Page 545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record.

This instrument is executed on behalf of George L. Rhodus and Gladys S. Rhodus by Joe Vaulx Crockett, III, as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is ~~(un)~~improved property, known as 5433 Camelot Road, Brentwood, TN 37027.

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 19th day of December, 1988.

George L. Rhodus
BY: Joe Vaulx Crockett, III
Attorney in Fact

Gladys S. Rhodus
BY: Joe Vaulx Crockett, III
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

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 $ 204,000.00.

Evy Kay Ritzen
Affiant

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

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Vaulx Crockett, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of George L. Rhodus and Gladys S. Rhodus as their Attorney in Fact, as the free act and deed of the within named George L. Rhodus and Gladys S. Rhodus.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of December, 1988.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
GEORGE L. RHODUS AND
WIFE, GLADYS S. RHODUS

to:

EVY KAY RITZEN

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-28089

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7734 PAGE 184

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principals' death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 19th day of December, 19 88.

Notary Public

0226 12/22 0101 03CHECK 682.70

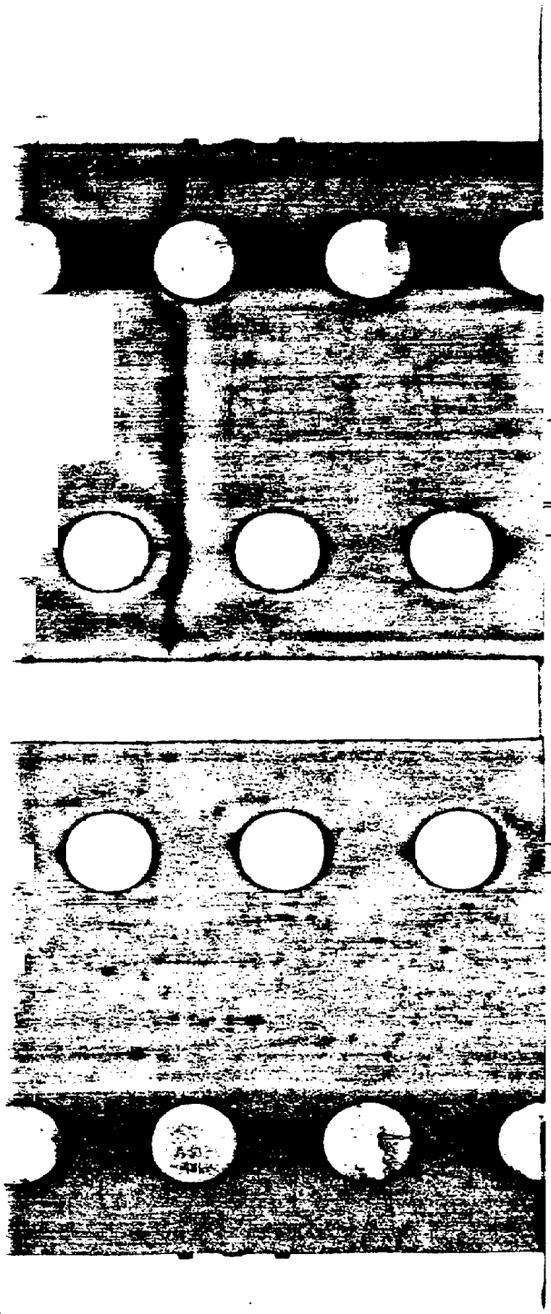
My Commission Expires: Oct 9, 1991

95878

IDENTIFICATION

Dec 22 9 51 AM '88

KEITH J. WILSON REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7734 PAGE 185

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 204000.00
				CON TX 673.20
				PRFEE 0.50
				WDEED 9.00
				TOTAL 682.70
				CHECK 682.70
12/22/88	01			09:51 0001 0226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95878

IDENTIFICATION REFERENCE

Dec 22 9 51 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0166369