FILE BOX "7" FILE NO. 24465 BOOK 7778 PAGE 794

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,058.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 19 89

Notary Public

MY COMMISSION EXPIRES 9/11/90
(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
VERNA GUEST (NAME)	CITICORP HOMEOWNERS MTG. CORP. (NAME)	MAP 142-06C
812 Williamsburg Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 66922 (STREET ADDRESS)	PARCEL 28
Nashville, TN. 37221 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63166-6922 (CITY) (STATE) (ZIP)	9D-71464

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, MARSHA M. CUNNINGHAM, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNA GUEST

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:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit No. 19-A on the plan of Section 5, Doral Country Villa, of record in Book 5050, page 93, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Marsha M. Cummingham, unmarried, by deed from Judith Ann Jenkins, unmarried, of record in Book 6849, page 116, Register's Office for Davidson County, Tennessee.

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 6849, page 119, 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 HOMEOWNERS MORTGAGE CORPORATION.

This is unimproved / XX property known as 812 Williamsburg Drive, Nashville, Tennessee 37221
(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 16th day of February, 19 89

X Marsha M Cunningham
MARSHA M. CUNNINGHAM

STATE OF TENNESSEE }
Davidson County }

BOOK 7778 PAGE 795

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARSHA M. CUNNINGHAM, unmarried

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 16th day of February, 1989

Commission Expires 9/11/90

Notary Public

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

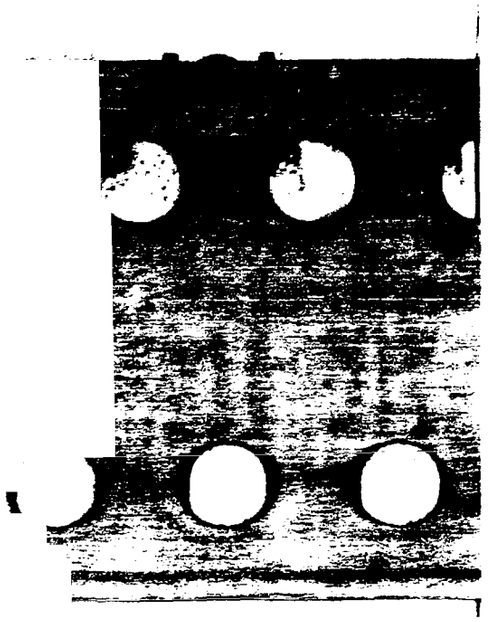
FROM

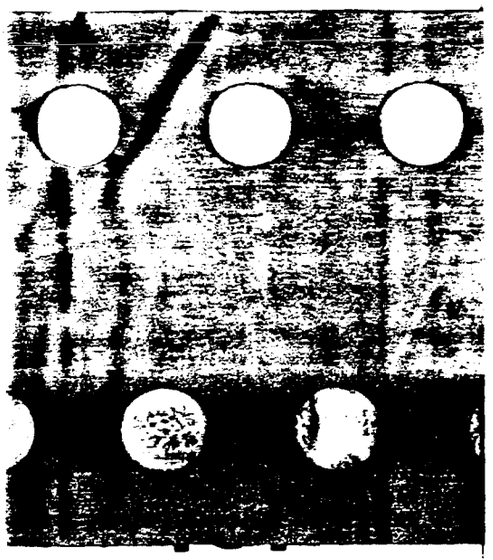
TO

IDENTIFICATION REFERENCE

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

9853 02/24 0101 03CHECK 204.83





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 796

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	60058.24
CON TX	198.33
PRFEE	0.50
WDEED	6.00
TOTAL	204.83
CHECK	204.83

02/24/89 01 09:50 0001 9853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1119.

IDENTIFICATION REFERENCE

Fa 24 [illegible]

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184285