BOOK PAGE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,024.85

X Laura M. Frank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 89

Lois Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Joseph Frank, Jr. (NAME)	Citicorp Mortgage, Inc. (NAME)	136-14-0
120 Lake Terrace Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790010 (STREET ADDRESS)	054.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0010 (CITY) (STATE) (ZIP)	02D 62934

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, John R. S. Kimmet and wife, Helen M. Kimmet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Frank, Jr. and wife, Laura M. Frank

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Castlegate, Section 1 of record in Book 4460, Page 115, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John R.S. Kimmet and wife, Helen M. Kimmet by deed from Rufus H. Smith, Jr. and wife, Carol M. Smith, of record in Book 6874, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Citicorp Mortgage, Inc. of record in Book 5412, Page 584, said Register's Office with a present unpaid balance of approximately $57,224.85, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of John R. S. Kimmet and wife, Helen M.Kimmet by Randall Edwin VanWormer as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7793, Page 937, in the Register's Office for Davidson County, Tennessee.

This is { unimproved (X) / improved ( ) } property, known as 120 Lake Terrace Circle, Nashville, TN 37217
(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 our hands this 15th day of March, 19 89

John R. S. Kimmet — Helen M. Kimmet

by Randall Edwin VanWormer
Attorney in Fact

by Randall Edwin VanWormer
Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 7793 PAGE 940

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 89.

_____ Notary Public

Commission Expires _____

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___.

5016 03/15 0101 03CHECK 247.40

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM John R. S. Kimmet and wife, Helen ... Kimmet

TO Joseph Frank, Jr. and wi... Frank

16104

FELIX Z WILSON II REGISTER DAVIDSON COUNTY

TENNESSEE REFERENCE

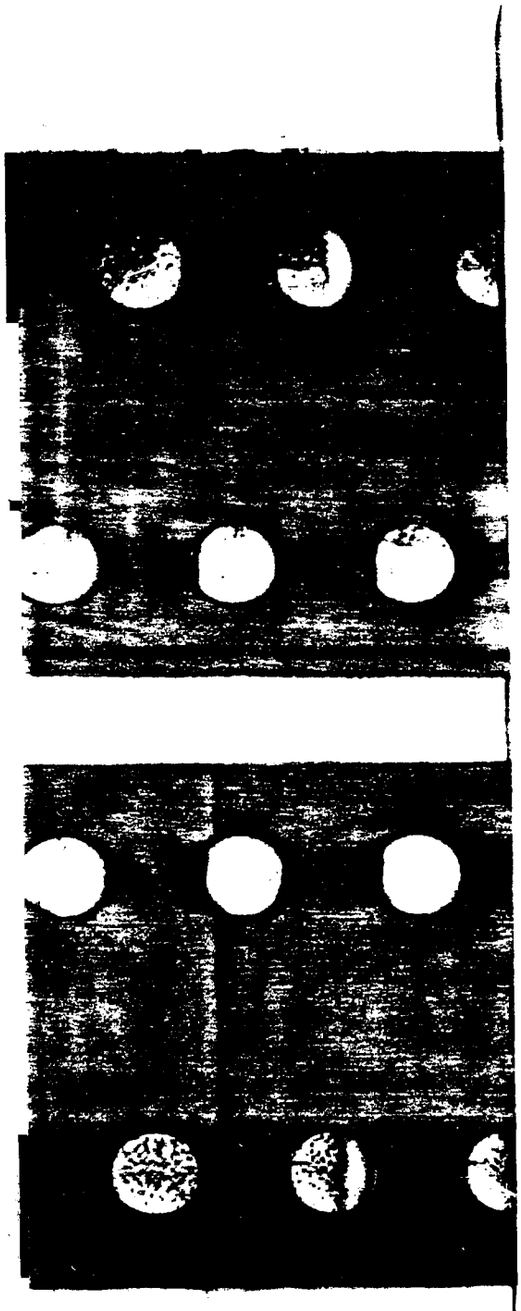
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15rd day of March, 1989 before me personally appeared Randall Edwin VanWormer, the person who executed the foregoing instrument on behalf of John R. S. Kimmet and Helen M. Kimmet, and acknowledged that he executed the same as the free act and deed of the said John R. S. Kimmet and Helen M. Kimmet, through Power of Attorney granted him by the said John R. S. Kimmet and Helen M. Kimmet.

Commission expires: 10-9-91

Notary Public



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

RECEIVED OF _____

FOR _____ BOOK 7793 PAGE 941

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	73024.85
CON TX	240.90
PRFEE	0.50
[illegible]	6.00
TOTAL	247.40
CHECK	247.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 6 7.0 4

IDENTIFICATION

Mar 15 2 32 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

03/15/89 01 14:35 0001 6016

No. 190543