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

ADDRESS NEW OWNER:
Michael Perry Thompson
4409 Franklin Road
Nashville, TN 37204

MORTGAGEE:
Citicorp Mortgage, Inc.

M. S. 309/ P.O. Box 790009
St. Louis, MO 63179-0009

MAP-PARCEL NUMBERS:
MAP 132-10
PARCEL 39
OH-02825

WARRANTY DEED

BOOK 7825 PAGE 477

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, Donald R. Abercrombie and wife, Susan Abercrombie hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Perry Thompson 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. 1 on the plan of the Resubdivision of Lots 1 and 2 of the A. P. Rose Subdivision, of record in Book 6900, page 864, Register's Office for said County.

SAID Lot No. 1 fronts 321.51 feet on the westerly margin of Franklin Pike and extends back 453.06 feet on the broken northerly line and 547.95 feet on the broken southerly line to a dead line in the rear, measuring 432.16 feet thereon, being more specifically described in Exhibit "A" attached hereto.

BEING the same property conveyed to Donald R. Abercrombie and wife, Susan Abercrombie by deed from Thomas L. Ritter and wife Charlotte C. Ritter of record in Book 5796, page 562, and deed from W. Nat Williams and wife, Lois T. Williams of record in Book 7825, page 474, said Register's Office for Davidson County, Tennessee.

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

1

This is (un)improved property, known as 4409 Franklin Road, Nashville, TN 37204.

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 April, 19 89.

Susan Abercrombie

Donald R. Abercrombie

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of April, 1989, before me personally appeared Donald R. Abercrombie and wife, Susan Abercrombie, 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7825 PAGE 478

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 $ 850,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 19th day of April, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

WARRANTY DEED

from:

Donald R. Abercrombie and wife,
Susan Abercrombie

to:

Michael Perry Thompson

WILKINS & IVEY

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

EXHIBIT "A"

THOMPSON BOUNDARY PROPERTY DESCRIPTION

Land lying in the 7th Civil District of Nashville, Davidson County, Tennessee, being Lot 1 of the resubdivision of Lots 1 and 2 on the A. P. Rose Subdivision, of record in Plat Book 6900, page 864, R.O.D.C.T., and being more particularly described as follows:

BEGINNING AT A CONCRETE MONUMENT in the westerly right-of-way of Franklin Pike, said monument being 265.00 feet north of the centerline of Curtiswood Lane as measured along the right-of-way of Franklin Pike and also being the northeast corner of Lot 2 of the resubdivision of Lots 1 and 2 of the A.P. Rose Subdivision, as recorded in Plat Book 6900, page 864, R.O.D.C.T.;

THENCE, leaving the right-of-way of the said Franklin Pike and with the new platted division line between Lots 1 and 2 of the said resubdivision of the A.P. Rose Subdivison, north 85°18'47 west, 388.07 feet to an iron pin;

THENCE, with said division line north 74°23'53" west, 159.88 feet to a concrete monument lying on the easterly line of the R.O. Malernee tract, as recorded in Deed Book 2292, page 438, also being the southwest corner of the herein described Lot 1;

THENCE, with the easterly line of R.O. Mallernee, north 19°09'00" east, 432.16 feet to a concrete monument on the southerly line of the Webb Pierce tract, as recorded in Deed Book 4302, page 168, R.O.D.C.T.;

THENCE, with the southerly line of Pierce, the following calls: south 55°24'39" east, 109.51 feet to a concrete monument;

THENCE, along the arc of a curve to the left 294.26 feet, said curve having a radius of 520.00 feet, a central angle of 32°25'21" and a chord bearing and distance of south 70°22'15" east, 290.35 feet to a concrete monument;

THENCE, south 87°37'49" east, 49.29 feet to an iron pin in the westerly right-of-way of Franklin Pike, being the northeast corner of the herein described Lot 1;

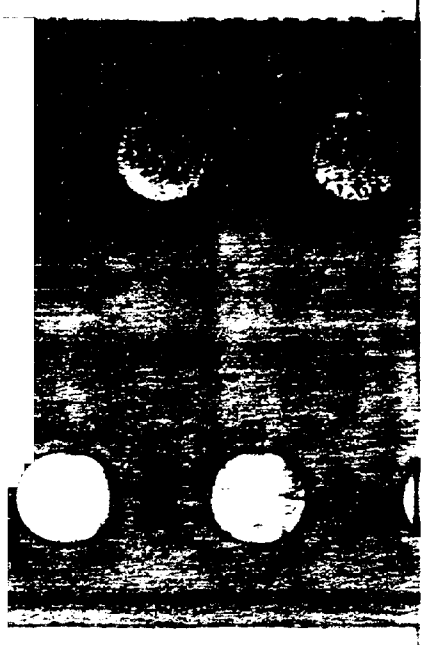
THENCE, with said right-of-way, south 02°28'31" west, 321.51 feet to the POINT OF BEGINNING, containing 4.07 acres, more or less, according to a survey by Tucker-Hinson Associates, Inc. 2/20/89.

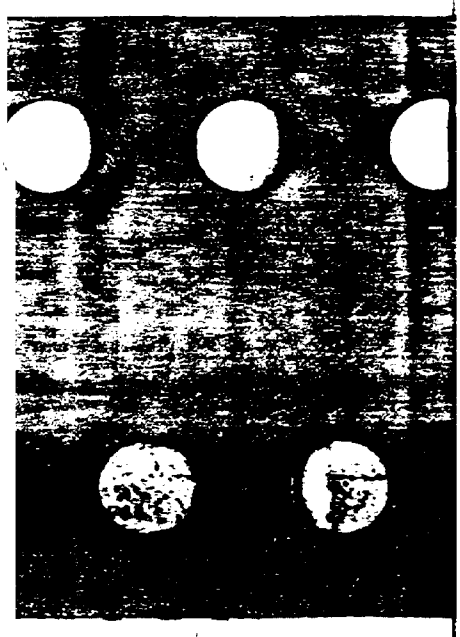
pd128a

9881 04/26 0101 03CHECK 2814-50

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27858





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7825 PAGE 480

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
850000.00
CON TX 2805.00
PRFEE 0.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 9.00
TOTAL 2814.50
CHECK 2814.50

04/26/89 01 11:40 0001 9281

27858

APR 26 11 39 AM '89

No. 203623