file box , ,

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

ADDRESS NEW OWNER:

James Benjamin Pitts
210 Brattlesboro Place
Nashville, TN 37204

MORTGAGEE:

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

MAP-PARCEL NUMBERS:

132-09-0-B
16 DA 40265

WARRANTY DEED BOOK 7832 PAGE 33

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, ~~John Patrick Hickey, as Executor,~~ Deborah Tacker Graves Mashburn and Jennifer Ann Graves Kinle, as devisees under the Will of Martha T. Keltner,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Benjamin Pitts,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 206 on the plan of Brattlesboro Place, a Horizontal Property Regime, of record in Book 5200, Page 731, as amended by the Exhibit "B" to the Master Deed, of record in Book 6313, Page 559, 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 Martha T. Keltner by deed from SCW, Inc. of record in Book 6548, Page 377, said Register's Office, Martha T. Keltner having since died. The Will of Martha T. Keltner being of record in Will Book 166, Page 208, said Register's Office.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee.

2562 05/03 0101 03CHECK 138.17

This is (un)improved property, known as 210 Brattlesboro Place, Nashville, Tennessee 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 18th day of April, 1989.

~~John Patrick Hickey~~

Deborah Tacker Graves Mashburn
Deborah Tacker Graves Mashburn

Jennifer Ann Graves Kinle
Jennifer Ann Graves Kinle

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

FILED & RECORDED
DAVIDSON COUNTY, TENN.
89 MAY 3 AM 11:59

TENTH DEFFERENCE

298372

BOOK 7832 PAGE 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 39,950.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of April May, 1989

My Commission Expires: 11/12/89

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of April, 1989, before me personally appeared Deborah Tacker Graves Mashburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

_____
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF WEST VIRGINIA
COUNTY OF Upshur

On this 29th day of April, 1989, before me personally appeared Jennifer Ann Graves Kinle, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

_____
Notary Public
(AFFIX NOTARIAL SEAL)

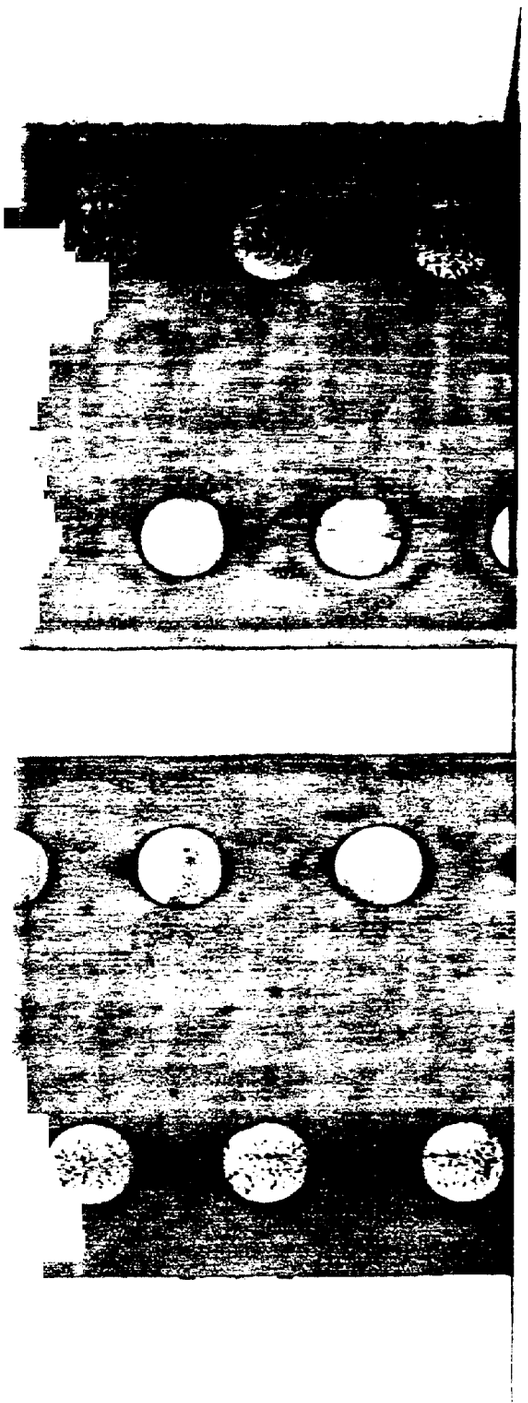
My Commission Expires: 1-7-97

WARRANTY DEED

from:
John Patrick Hickey, as Executor, and Deborah Tacker Graves Mashburn and Jennifer Ann Graves Kinle, devisees

to:
James Benjamin Pitts

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 7832 PAGE 35

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 39950.00
CON TX 131.67
PRFEE 0.50
WDEED 6.00
TOTAL 138.17
CHECK 138.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/03/89 01 12:00 0001 2562

29937

IDENTIFICATION REFERENCE

MAY 3 11 59 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206043