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

MAP-PARCEL NUMBERS:
132-09-0-B
16DA 40265

WARRANTY DEED

BOOK 7832 PAGE 36

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, Executor 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 Horizonal 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, the said Martha T. Keltner having since died. The Will of Martha T. Keltner is of record in Will Book 166, Page 208, Register's Office for Davidson County, Tennessee.

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

29938

IDENTIFICATION

MAY 3 12 00 PM '89

FELIX Z WILKINS JR REGISTER
DAVIDSON COUNTY, TN

2563 05/03 0101 03CHECK 138.17

This is (an) improved property, known as 210 Brattlesboro Place, 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 1st day of May, 1989.

John Patrick Hickey
John Patrick Hickey, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 1989, before me personally appeared John Patrick Henry, Executor, 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 his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkinson
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

BOOK 7832 PAGE 37

STATE OF TENNESSEE
COUNTY OF Davidson

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

James Benjamin Pitts
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public

WARRANTY DEED

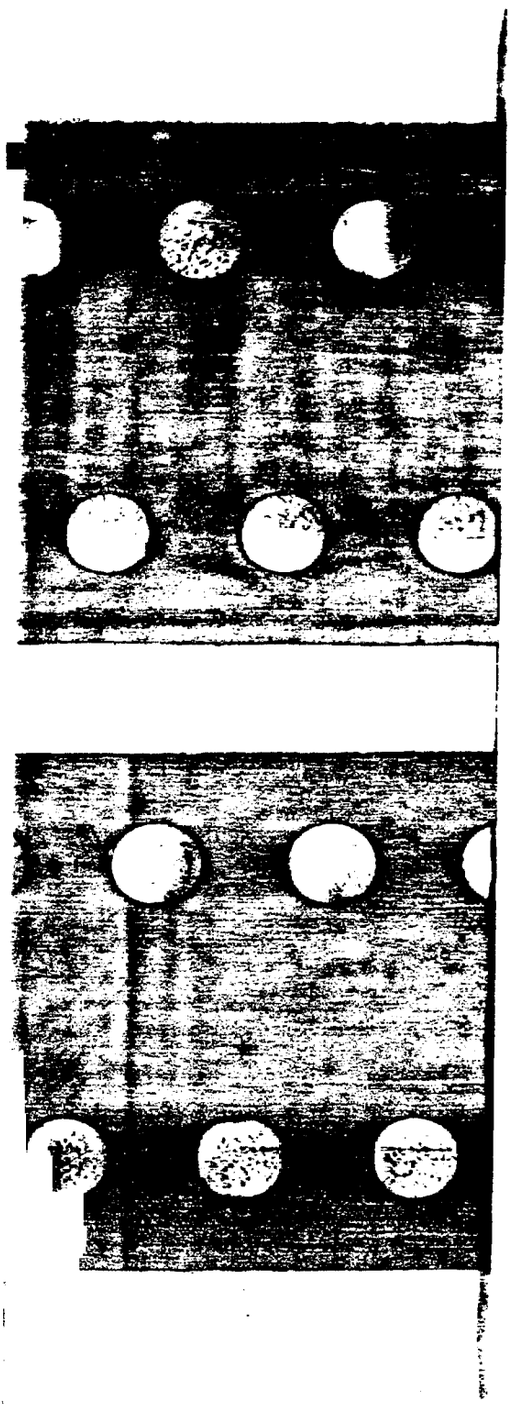
from:

JOHN PATRICK HICKEY,
EXECUTOR UNDER THE WILL OF
MARTHA T. KELTNER
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 38

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 05-08-89 11:01 0001 2563

29938

IDENTIFICATION REFERENCE

MAY 3 12 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206044