STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,812.09

James R. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
JAMES R. BROWN	CITICORP MORTGAGE, INC.	53-03-67
(NAME) 1207 BIRDSALL STREET	(NAME) P. O. BOX 790010	4D 44570
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) ST. LOUIS, MO 63179-0010	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, PHILLIP R. HAMPTON AND WIFE MARY LISA HAMPTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BROWN AND WIFE JANET D. BROWN

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 LYING IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 39, SECTION B, VILLAGE OF OLD HICKORY, AS SHOWN ON THE PLAN RECORDED JULY 16TH, 1948, IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, FRONTING 54.0 FEET ON BIRDSALL STREET, CONTAINING 0.11 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP R. HAMPTON AND WIFE MARY LISA HAMPTON BY DEED OF RECORD IN BOOK 6992, PAGE 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6873, PAGE 612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $58,647.00, NOW PAYABLE TO CITICORP MORTGAGE, INC., WHICH INDEBTEDNESS JAMES R. BROWN AND WIFE JANET D. BROWN HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF PHILLIP R. HAMPTON BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY-IN-FACT IS ATTACHED HERETO AND MADE A PART HEREOF.

This is improved X / unimproved property, known as 1207 BIRDSALL STREET , OLD HICKORY , TN , 37138
(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 hand s this 30th day of May, 19 89

PHILLIP R. HAMPTON: Phillip R. Hampton
BY: MARY LISA HAMPTON, his Attorney-in-Fact
MARY LISA HAMPTON: Mary Lisa Hampton

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, MARY LISA HAMPTON

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 30th day of May, 19 89

Commission expires 12/29/90

W. K. GEORGAS, JR.:
Notary Public

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, MARY LISA HAMPTON, in her capacity as Attorney-In-Fact for PHILLIP R. HAMPTON,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of May, 19 89

Commission expires 12/29/90

W. K. GEORGAS, JR.:
Notary Public

WARRANTY DEED

FROM
PHILLIP R. HAMPTON etux

TO
JAMES R. BROWN etux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

PHILLIP R. HAMPTON

STATE OF TENNESSEE
COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 30th day of May, 1989.

Mary Lisa Hampton
MARY LISA HAMPTON

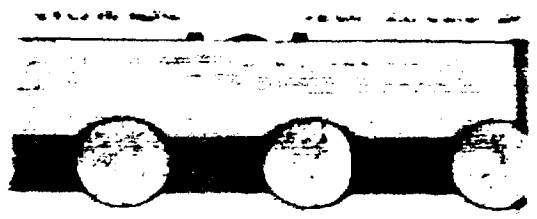
SWORN to and subscribed before me, this the 30th day of May, 1989.

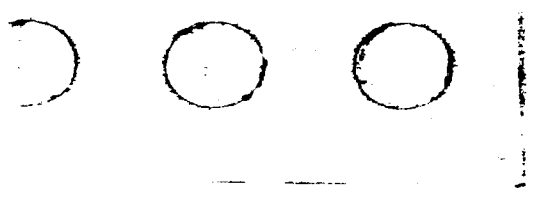
W. K. Georgas, Jr., Notary Public

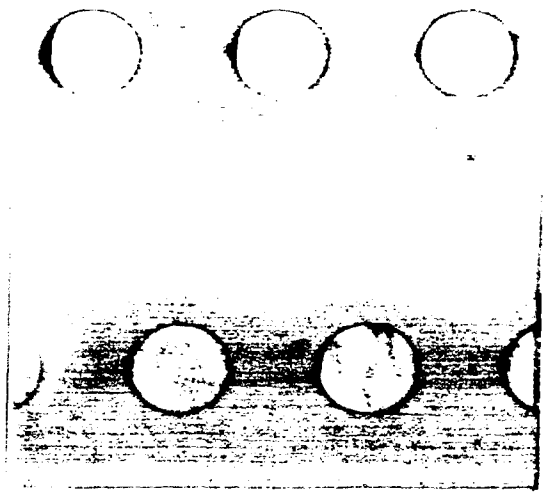
My Commission Expires: 12/29/90

3774 0

JUN 2 9 52 AM '89







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 977

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 65812.09
CON TX 217.14
PRFEE 0.50
WDEED 9.00
TOTAL 226.64
CHECK 226.64
06/02/89 01 09:56 0001 0884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

377.40

JUN 2 9 52 AM '89

No. 215257