file box 8/tl

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

ADDRESS NEW OWNER:
Mohammed H. Baluch
4005 Copeland Drive
Nashville, TN 37215

MORTGAGEE:
Citicorp Mortgage, Inc.
Attn: Tax Department
M.S. 309/ P.O. Box 790009
St. Louis, MO 63179-0009

MAP-PARCEL NUMBERS:
MAP 116-16
PARCEL 040
7DA-33135

WARRANTY DEED

BOOK 7941 PAGE 285

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, Mary Elizabeth Drury and Paul O. Drury, both single, joint tenants with rights of survivorship hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mohammed H. Baluch and wife, Faye H. Baluch 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. 23 on the plan of Evergreen Heights Part Two, of record in Book 1835, page 19, Register's Office for said County.

SAID Lot No. 23 fronts 177.59 feet on the westerly margin of Copeland Drive and extends back 200.7 feet on the southerly line and 204.5 feet on the northerly line to a dead line in the rear, measuring 25.9 feet thereon.

BEING the same property conveyed to Mary Elizabeth Drury and Paul O. Drury, both single, joint tenants with rights of survivorship by deed from James A. Terrell and wife, Pamela P. Terrell of record in Book 6881, page 187, 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.

This instrument is executed on behalf of Mary Elizabeth Drury by Paul O. Drury as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~NR~~) improved property, known as 4005 Copeland Drive, Nashville, TN 37215.

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 15th day of September, 1989.

Mary Elizabeth Drury by:
Paul O. Drury, Attorney in Fact

Paul O. Drury

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of September, 1989, before me personally appeared Paul O. Drury with whom I am personally acquainted (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.

WILKINS & IVEY P.O.A. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 121,000.00.

Daniel T. Furth
Affiant

Subscribed and sworn to before me, this the 15th day of September, 1989.

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul O. Drury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mary Elizabeth Drury as her Attorney in Fact as the free act and deed of the within named Mary Elizabeth Drury.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of September, 1989.

_____
Notary Public

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

Mary Elizabeth Drury and Paul O. Drury, both single, joint tenants with rights of survivorship

to:

Mohammed H. Baluch and wife, Faye H. Baluch

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

BOOK 7941 PAGE 287

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

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

1. That the document to which this affidavit is exhibited 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-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Paul O. Drury
Affiant

Sworn to and subscribed before me this 15th day of September, 1989.

Notary Public

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

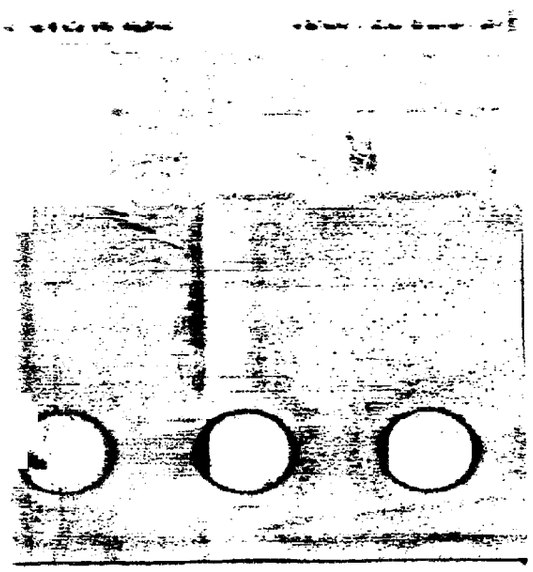
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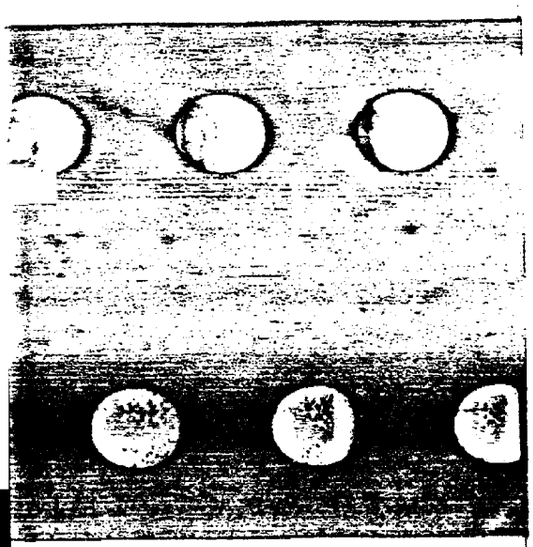
IDENTIFICATION REFERENCE

6.7.2.8.1.

SEP 19 10 08 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 288

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	
				121000.00
			CON TX	399.30
			PRFEE	1.00
			WDEED	9.00
			TOTAL	409.30
			CHECK	409.30
09/19/89		01	10:09	0001 6060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.2.8.1.

IDENTIFI REFERENCE

SEP 19 10 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250038