FILE NO. 25096

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FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 1989

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| THOMAS ROBERT BERENS (NAME) | Citicorp Homeowners Mtge. (NAME) | MAP 142-06C |
| 812 Williamsburg West (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 66922 (STREET ADDRESS) | PARCEL 28 |
| Nashville Tn 37221 (CITY) (STATE) (ZIP) | St. Louis, Mo. 63166-6922 (CITY) (STATE) (ZIP) | 9D-71464 |

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, I, VERNA GUEST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS ROBERT BERENS

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:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit No. 19-A on the plan of Section 5, Doral Country Villas, of record in Book 5050, page 93, 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 Verna Guest by Warranty Deed from Marsha M. Cunningham, unmarried, of record in Book 7778, page 794, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to SECURITY FINANCIAL AND MORTGAGE CORPORATION, of record in Book 6849, page 119, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH CITICORP HOMEOWNERS MORTGAGE CORPORATION.

This is ~~unimproved~~ improved XX property, known as 812 Williamsburg Drive, Nashville, Tennessee 37221
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 unincumbered, 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 my hand this 19th day of September, 1989

Verna Guest

VERNA GUEST

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STATE OF California
Los Angeles County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named VERNA GUEST

the bargainor, ~~whose~~ with whom ~~I am personally acquainted~~, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Fe Springs California this 19th day of September, 19 89.

Commission Expires _____ Notary Public

OFFICIAL SEAL
SHARON J. WESTFAHL
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Nov. 9, 1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

7 6 5 6 3

WARRANTY DEED

FROM

VERNA GUEST

IDENTIF. TREFERENCE

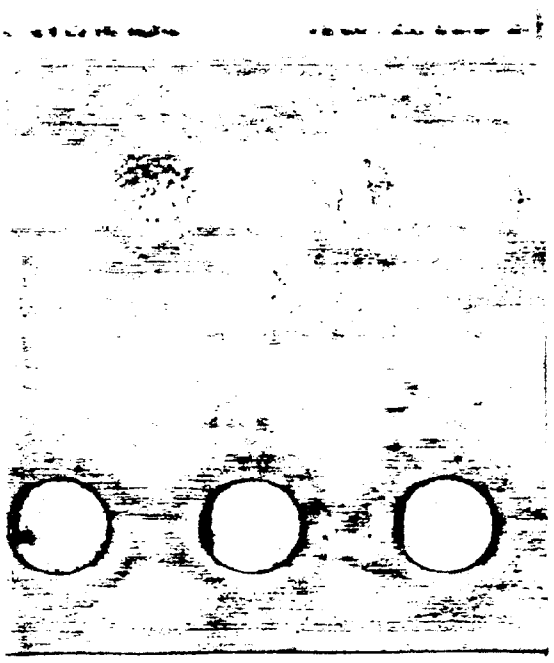
TO

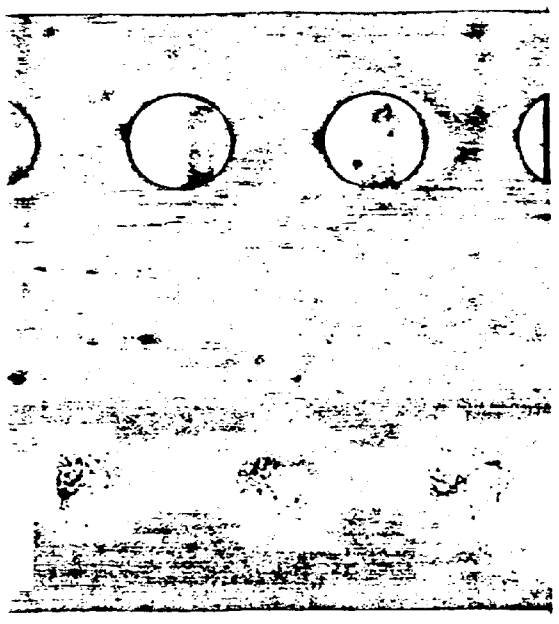
THOMAS ROBERT BERENS

Oct 25 3 23 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

8769 10/25 0101 03CHECK 204.67





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 59900.00

| | |
|---|---|
| CAMT | 59900.00 |
| CON TX | 197.67 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 204.67 |
| CHECK | 204.67 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/89 01 15:25 0001 8769

76563

IDENTIF. REFERENCE

OCT 25 3 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260889