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

box 8/ch

ADDRESS NEW OWNER:
Benjamin S. Citrin
312 Sloan Road
Nashville, TN 37209

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
25W
07465
103-08-004

WARRANTY DEED

BOOK 7978 PAGE 306

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, Eddy Brown, Successor Trustee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benjamin S. Citrin and Julie A. Ashby , both unmarried 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 312, "Building B" on the plan of Parklane Condominiums Phase V as shown as Exhibit "B" to the Amendment to the Master Deed, of record in Book 7937, page 67, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Eddy Brown, Successor Trustee by quitclaim deed from J. M. Grissim, Trustee of record in Book 7456, page 759, 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 7896, page 710, Book 7376, page 580 and amended in Book 7937, page 67, said Register's Office.

80029

IDENTIF. TREFERENCE

Nov 7 10 53 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

2012 11/07 0101 03CHECK 205.99

This is ~~an~~ XXXX improved property, known as 312 Sloan Road, Nashville, TN 37209.

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 3rd day of November, 1989.

Eddy Brown, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of November, 1989, before me personally appeared Eddy Brown, Successor Trustee, 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

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 $ 60,300.00.

Benjamin S Citrin
Affiant

Subscribed and sworn to before me, this the 3rd day of November, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

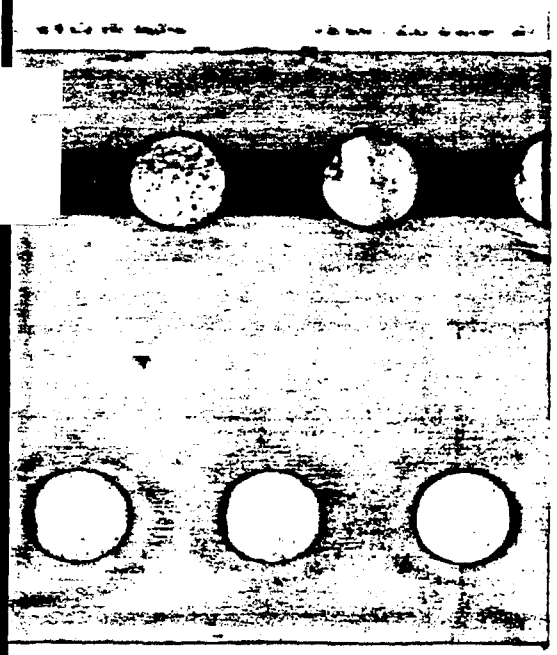
WARRANTY DEED

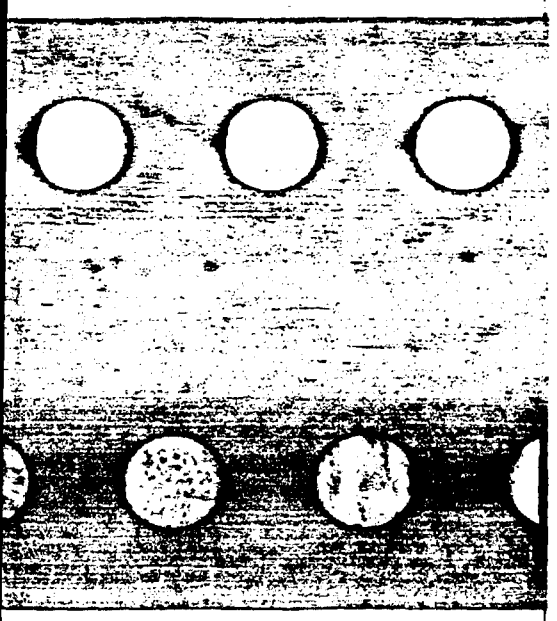
from:
Eddy Brown, Successor Trustee

to:
Benjamin S. Citrin and Julie A. Ashby

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 7978 PAGE 308

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	60300.00
CON TX	198.99
PRFEE	1.00
WDEED	6.00
TOTAL	205.99
CHECK	205.99

11/07/89 01 10:53 0001 2012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80029

IDENTIF. REFERENCE

Nov 7 10 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 264882