Box 1

BOOK 8144 PAGE 623

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Carlos Osborn	Citicorp Mortgage Inc.	34-05 A 14
414 Thomas Jefferson Cir.	P.O. Box 790002	
Madison, TN 37115	St. Louis, MO 63179-0002	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Citicorp Mortgage, Inc. secured by a Deed of Trust of record in Book 6910, page 143, Register's Office for Davidson County, Tennessee;

I, Mari F. Swanson McKinney

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Carlos Osborn and wife, Debra Osborn

hereinafter called the Grantee(s), 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. 14 on the plan of condominium site of Monticello Manor, of record in Book 6250, page 551, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mari F. Swanson by deed from Ray E. Hibdon, Jr. and wife, Rebecca J. Hibdon of record in Book 7508, page 909, Register's Office for Davidson County, Tennessee.

Being all of that portion of lands and building structure constituting the basement area underneath Unit 14 on the Plan of Monticello Manor of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mari F. Swanson by deed from Kirby Clifton and wife, Pauline Clifton of record in Book 7839, page 614, Register's Office for Davidson County, Tennessee.

The said Mari F. Swanson having since married and now being Mari F. Swanson McKinney. The said Willie J. McKinney joins in this conveyance to convey any interest he may have as the husband of Mari F. Swanson McKinney.

This conveyance is made subject to By-Laws, which contain restrictive covenants, liens and other matters of record in Book 6643, page 950, Register's Office for said County and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (x) property, known as 414 Thomas Jefferson Circle, Madison, TN

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 assigns, to warrant and defend title 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 hands this 29th day of June, 1990.

Mari F Swanson-McKinney
MARI F. SWANSON McKINNEY

WILLIE J. McKINNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5817 07/03 0101 03CHECK 205.99

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mari F. Swanson McKinney and Willie J. McKinney, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1990.

My Commission Expires:
9-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,308.55.

AFFIANT

Subscribed and sworn to before me this 29th day of June, 1990.

My Commission Expires:
9-24-93

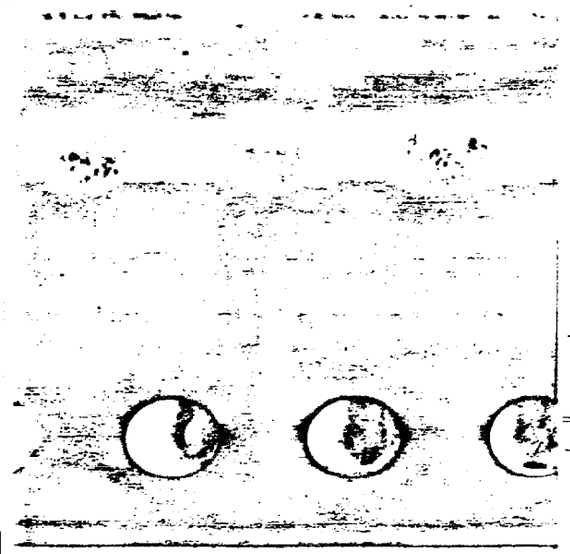
Phyllis Keenan
NOTARY PUBLIC

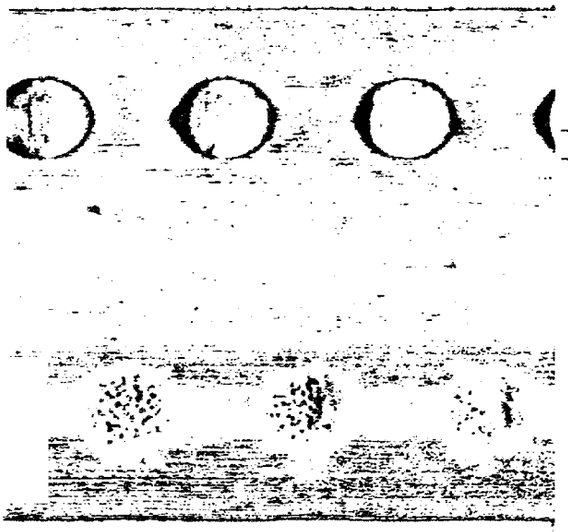
38688

IDENTIFICATION REFERENCE

Jul 3 9 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60308.55
CON TX 198.99
PRFEE 1.00
MDEED 6.00
TOTAL 205.99
CHECK 205.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/90 01 09:21 0001 6819

3868

IDENTIFICATION REFERENCE

JUL 3 9 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333710