BOOK 8238 PAGE 957

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30516)

PETER R. WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 112500.00

Affiant

Sworn and subscribed before me this
15th day of November, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Robert Bruce Durbin
3005 Hobbs Road
Nashville, TN 37215

MORTGAGEE:
Citicorp Mortgage, Inc.
P.O. Box 790002
St. Louis, MO 63179-0002

MAP-PARCEL NUMBERS
131-01-032/7DA-44065

WARRANTY DEED

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, the undersigned **Harold A. Boone and spouse, Mary L. Boone,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Bruce Durbin and spouse, Mary Gibson Durbin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Russwood Heights, of record in Book 3300, pages 12 and 13, Register's Office for said County.

SAID Lot No. 3 fronts 137.5 feet on the southerly margin of Hobbs Road and extends back 282.00 feet on the easterly line and 304.00 feet on the westerly line to a dead line in the rear, measuring 138.00 feet thereon.

BEING the same property conveyed to Harold A. Boone and wife, Mary L. Boone by deed from James Jordan Kinnard, Sr., and wife, Annie Taylor Kinnard of record in Book 5814, page 240, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Citicorp Homeowners, Inc., of record in Book 7231, page 260, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

73165 IDENTIF. TREFERENCE Nov 16 10 56 AM '90 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

7975 11/16 0101 03CHECK 378.25

This is improved property, known as: 3005 Hobbs Road, 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 12th day of November, 1990.

Harold A. Boone

Mary L. Boone

Harold A. Boone

Mary L. Boone

State of Texas
County of Harris

On this 12th day of November, 1990, before me the undersigned authority, personally appeared Harold A. Boone and Mary L. Boone, 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 the execution as a free act and deed.

My Commission Expires: 05-11-91

Diane Stevens
Notary Public (official seal)

DIANE STEVENS
Notary Public, State of Texas
My Commission Expires 05-11-91

W&I: 12/89

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	112500.00
			CON TX	371.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	378.25
			CHECK	378.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/90 01 10:55 0001 7975

73165

IDENTIF. REFERENCE

NOV 16 10 56 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373988