FILE BOX 3

BOOK 8277 PAGE 151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,900.00

James Richard Howarth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 91

Judy Kinsal
Notary Public

MY COMMISSION EXPIRES 7-5-91
(AFFIX SEAL)

SPECIAL LIMITED WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Richard Howarth (NAME)	Citicorp Mortgage, Inc. (NAME)	MAP 161-5
5370 Edmondson Pike, #A-5 (ADDRESS)	15851 Clayton Rd., M.S. 333 (ADDRESS)	GRP A; PARCEL 3
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Ballwin, Missouri 63011 (CITY) (STATE) (ZIP)	6DU-81784

FOR AND 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, Citicorp Homeowners, Inc. N/K/A Citicorp Mortgage, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Richard Howarth and wife, Rebecca Bishop Howarth

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:

Being Unit No. A-5, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Citicorp Homeowners, Inc. N/K/A Citicorp Mortgage, Inc. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7785, Page 161, Register's Office for said County and corrected in Book 8273, Page 436, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6607, page 596, Register's Office for said County.

The Grantor covenants and agrees to and with Grantees that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will warrant and defend the above described property against all persons lawfully claiming or to claim the same by, through, or under Grantor.

unimproved ( )
This is improved (X) property, known as 5370 Edmondson Pike, #A-5, Nashville, TN 37211
(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 unencumbered, 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 15th day of January 19 91

X Citicorp Mortgage, Inc.
By:

Scott A. French

Barbara A. Tuttle

SCOTT A. FRENCH ASST. VICE PRES.

ASST. SECY.

STATE OF TENNESSEE
COUNTY OF

BOOK 8277 PAGE 152

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF ~~DAVIDSON~~ ST. LOUIS

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SCOTT A. [illegible] and BARBARA A. TEUTSCH ASST. SECY. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the SCOTT A. [illegible] VICE PRES. and [illegible], respectively of the Citicorp Mortgage, Inc. the within named bargainor, and corporation, and that he as such SCOTT A. [illegible] VICE PRES. and BARBARA A. TEUTSCH ASST. SECY. being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said SCOTT A. [illegible] as such _____, and attesting the same by the said BARBARA A. TEUTSCH ASST. SECY. as such _____.

Witness my hand and official seal at office at ~~Nashville~~ ST. LOUIS, MISSOURI on this the 16th day of January 19 91.

My commission expires 10-1-94

Melissa A. Mitchell
Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 1, 1994

NOTARY PUBLIC SEAL STATE OF MISSOURI

86725

IDENTIF. TENNESSEE

JAN 17 '91

DAVIDSON COUNTY TN

6202 01/17 0101 03CHECK 85.87

Page 2 of 2

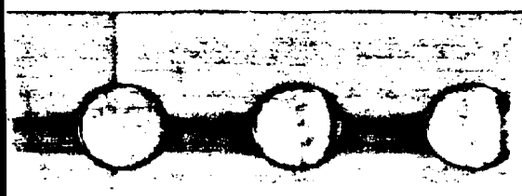
WARRANTY DEED

FROM
Citicorp Homeowners, Inc. N/K/A
Citicorp Mortgage, Inc.

TO
James Richard Howarth and wife, Rebecca Bishop Howarth

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 153

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 23900.00
CON TX 78.87
PRFEE 1.00
WDEED 6.00
TOTAL ~~85.87~~
CHECK ~~85.87~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/17/91 01 08:03 0001 6202

8672

IDENTIF. REFERENCE

JAN 17 [illegible] '91

DAVIDSON COUNTY TN.

No. 390057