WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: July 23, 1994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RYAN SUGGS (NAME)	CITICORP MORTGAGE, INC. (NAME)	71-12
4650 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 790002 (STREET ADDRESS)	185
Whites Creek, Tn. 37189 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63179-0002 (CITY) (STATE) (ZIP)	12DA 45985

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, DOUGLAS R. BERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN SUGGS

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 Lot No. 85 on the Plan of Victory Heights, of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Douglas R. Berry by deed from Norman E. Paxton and wife, Christy J. Paxton, of record in Book 5716, page 651, Register's Office for Davidson County, Tennessee.

Mary N. Berry, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of The Kissell Company, which the Grantee herein agrees to assume and pay.

See Reverse

unimproved ( )
This is improved (X) property, known as 721 Oneida Avenue, Nashville, Tennessee 37207
(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 our hand s this 6th day of February, 19 91

DOUGLAS R. BERRY

MARY N. BERRY, by Douglas R. Berry
Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas R. Berry

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of February, 19 91.

Commission Expires July 23, 1994 _____, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

FELIX Z. HARRIS, JR. DAVIDSON COUNTY TN

FEB 8 8 04 AM 91

IDENTIF. REFERENCE

6 1 4 6 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Douglas R. Berry, to me known to be the person who executed the foregoing instrument on behalf of Mary N. Berry, and who acknowledged that he/she executed the same as the free act and deed of the said Mary N. Berry.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of February, 19 91.

_____ NOTARY PUBLIC

My Commission Expires: July 23, 1994.

*For and in considerationof Twenty-three Thousand Five Hundred and No/100 the receipt of which is hereby acknowledged and as a further consideration the grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the mortgage in favor of The Kissell Company dated December 5, 1979, and of record in Book 5541, page 277, Register's Office for Davidson County, Tennessee, the original amount of which was $25,000.00. The grantee, as a further consideration, assumes the obligations of Norman E. Paxton and wife, Christy J. Paxton under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

5187 02/08 0101 03CHECK 84.55

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	23500.00
CON TX	77.55
PRFEE	1.00
WDEED	6.00
TOTAL	84.55
CHECK	84.55

02/08/91 01 08:53 0001 5187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91463

IDENTIF. REFERENCE

FEB 8 8 55 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395512