Address New Owner:
BRYAN C. EAVES
406 Summit Ridge Place
Nashville, TN 37215

Send Tax Bills To:
CITICORP MORTGAGE, INC.
1299 Clayton Road
Ballwin, MO 63011

Map-Parcel:
131-05B-406Co

BOOK 8325 PAGE 286

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CITICORP MORTGAGE, INC., (the "Grantor")has this day bargained and sold, and does hereby transfer and convey to BRYAN C. EAVES, (the "Grantee"), his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

3521 04/05 0:01 CHECK 144.57

Unit No. 406 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citicorp Mortgage, Inc., by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7868, page 787, Register's Office for Davidson County, Tennessee.

This is improved property known as 406 Summit Ridge Place, Nashville, TN

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
(SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2ND day of April, 1991.

04666

IDENTIF. TREFERENCE

APR 5 12 47 PM '91
DAVIDSON COUNTY TN.

CITICORP MORTGAGE, INC.

By _____
SCOTT A. FREEMAN, VICE PRES.

STATE OF MISSOURI)
COUNTY OF St. Louis)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Scott A. French, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Asst. Vice-President of the Citicorp Mortgage, Inc., a corporation, and that he as such officer _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Ast. Vice-Pres

WITNESS my hand and official seal at Ballwin, Missouri, this 1ST day of April, 1991.

Deborah L. Davis
Notary Public

My Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $39,900.00

Bryan C Eaves
Affiant

Subscribed and sworn to before me this the 5th day of April, 1991.

J Ann Smith
Notary Public

My Commission expires 1/22/95

This instrument prepared by:
Nella Schneider Hunt, Attorney
Attorneys Title Company, Inc.
222 Third Avenue, North
Nashville, TN 37201

EXHIBIT "A"

1. All terms, conditions and obligations contained in the Easement dated June 10, 1977, of record in Book 5158, page 230, said Register's Office.

2. All terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office.

3. All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office.

5. All items as shown on the Plan of record in Book 5050, page 30, said Register's Office.

6. An Ingress-Egress Easement as described in Book 5158, page 851, said Register's Office, as follows:

A permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line beginning at a point in the West Margin of Hillsboro Road N 23 degrees 56 minutes E 150.00 feet from the Southeast corner of the property described above; thence, with said line and converging to 12.5 feet either side of said line, N 66 degrees 04 minutes W. 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of said line, N 66 degrees 04 minutes W. 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line, thence, N 22 degrees 20' W 108.0 feet to a point; thence N 15 degrees 00' E 96.0 feet to a point; thence, N 18 degrees 30' W 172.5 feet to a point; thence N 20 degrees 00' E 50.00 feet to a point; thence N 16 degrees 0' W 75.00 feet to a point; thence N 43 degrees 00' W approximately 53 feet more or less to a point in Clark Gower's South boundary line, said point being the centerline of an existing private drive.

7. A Public Utility Easement "A" as described in Book 5158, page 851, said Register's Office as follows:

A permanent 20 foot and 10 foot easement described as follows: Extending 10 feet either side of a line beginning in the common corner of the tract described above and lots 34 and 36 of Russwood Heights Subdivision, and running N 62 degrees 30' E 85 feet to a point; thence, extending 5 feet either side of a line, N 44 degrees 00' E 95 feet more or less to an existing iron pin in Clark Gower's West boundary line.

8. A Public Utility Easement "B" as described in Book 5158, page 851, said Register's Office as follows:

A permanent 10 foot easement extending 5 feet either side of a line running from a point located S 15 degrees 26' E 8 feet from an iron pin in the East boundary line of the above described tract along an existing water line Southwesterly, 290 feet more or less to Clark Gower's East boundary line.

9. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee,
and the By-Laws appended thereto of record in Book 6841, page 376, Register's Office for Davidson County, Tennessee, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

10. Rights of others in and to the common elements.

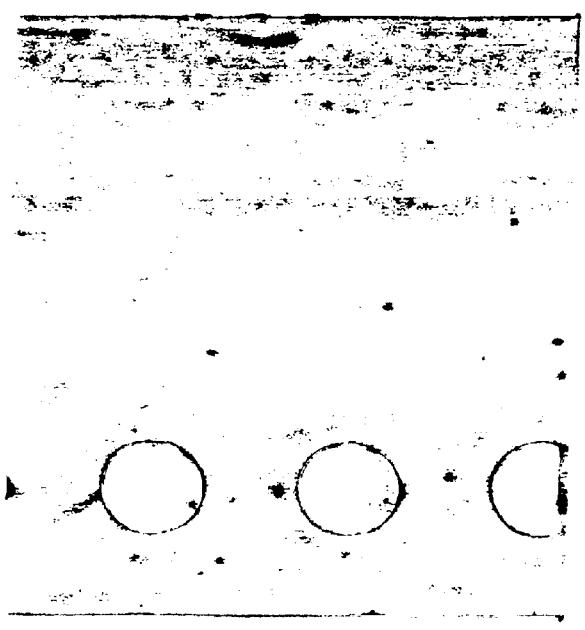
11. Conditions and matters set forth in an engineer's letter and report from Robert S. Biscan & Co., to Four Seasons Associates, Inc. of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.

12 Easement Agreement of record in Book 6869, page 157, Register's Office for Davidson County, Tennessee, as amended in Book 7776, page 899, Register's Office for Davidson County, Tennessee.

13 Consent of Four Seasons Homeowner's Association to Easement Agreement of record in Book 6869, page 162, and rerecorded in Book 6870, page 966, Register's Office of Davidson County, Tennessee.

14. Rights of tenants in possession under existing leases, if any.

15. Title to that portion of the premises lying within the boundaries of any streets, roads or highways.



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

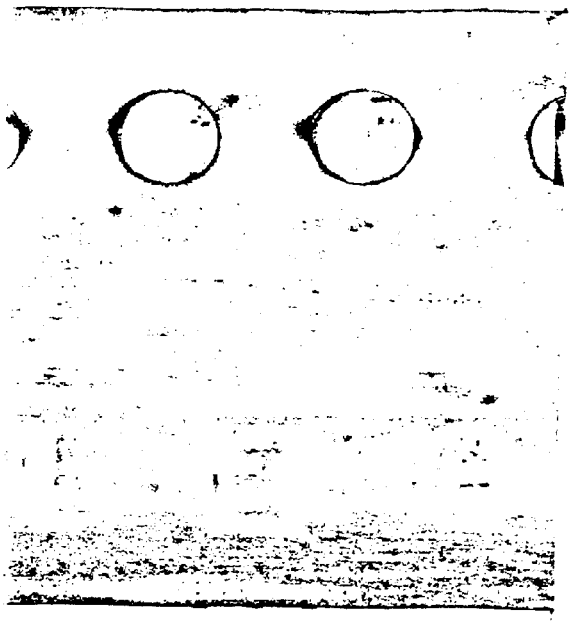
RECEIVED OF _____

FOR _____

BOOK 8325 PAGE 290

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 39900.00
CON TX 131.67
PRFEE 1.00
WDEED 12.00
TOTAL 144.67
CHECK 144.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/91 01 12:46 0001 2521

04666

IDENTIF. TREFERENCE

APR 5 12 47 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 410608