BOOK 8358 PAGE 292

16628

This Instrument Prepared by: Mark A. Ellmore, Attorney
Suite C, 388 Harding Place
Nashville, TN 37211

IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

MAY 23 12 11 PM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Address New Owner:	Send Tax Bills To:	Map: 133-1
William S. Petroff 3505A Mays Street Nashville, TN 37211	United Companies Mortgage of Tennessee P. O. Box 1396 Madison, TN 37116	Parcel 263 Field Book:

For and in consideration of the sum of ten dollars and no/100's ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Citicorp Mortgage, Inc., hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto William S. Petroff, hereinafter called Grantee, his heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, being Lot No. 449 on the plan of Sunrise Heights, Second Plan, of Record in Book 421, Page 46 Register's Office for said County
>
> Being the same property conveyed to Citicorp Homeowners, Inc., N/K/A/ Citicorp Mortgage Inc. by Substitute Trustees Deed of Record in Book 8171, Page 635, Registers Office for Davidson County, Tennessee.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described property, but only to the extent that same are still in effect.

(2) The physical character or condition of the property whether of record of not pertaining to land usage, defects, vices and/or fitness for any particular purpose.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in anywise belonging unto the said Grantee, his

successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but not limited to, any warranty of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property, "as is" and "where is" in its present conditions. 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 13 day of May, 1991.

CITICORP MORTGAGE INC. CORPORATE SEAL

Citicorp Mortgage Inc.

By: Scott A. French

[redacted]: SCOTT A. FRENCH ASST. VICE PRES.

[redacted] Nancy S. Leong

NANCY S. LEONG ASST. SECY.

State of Missouri

County of ST. LOUIS

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Scott A. French with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged himself/herself to be the ASST. VICE-PRESIDENT of Citicorp Mortgage Inc., and that he/she as such _____, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of Citicorp Mortgage Inc. by himself as SCOTT A. FRENCH.

Witness my hand and official seal this 13 day of May, 1991.

9-24-91
Commission Expiration

DEBORAH L. DAVIS NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

Deborah L. Davis
Notary Public

DEBORAH L DAVIS
NOTARY PUBLIC STATE OF MISSOURI
ST CHARLES COUNTY
MY COMMISSION EXP SEPT 24, 1991

State of Tennessee
County of Davidson

The actual consideration or value, whichever is grater for this transfer is $10,000.00.

Affiant

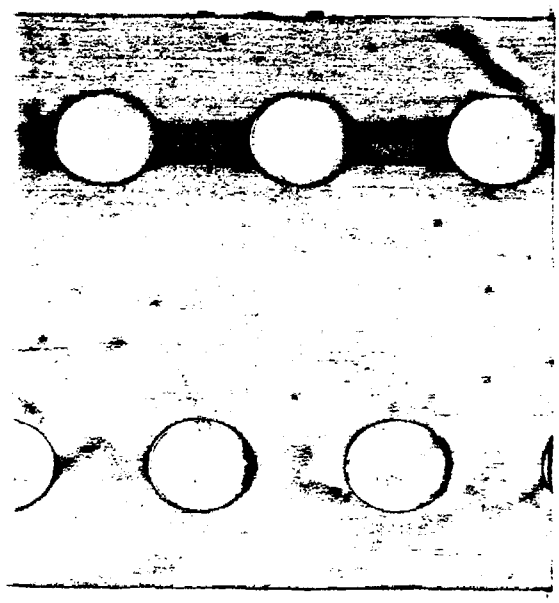
Subscribed and sworn to before me this the 17th day of May, 1991.

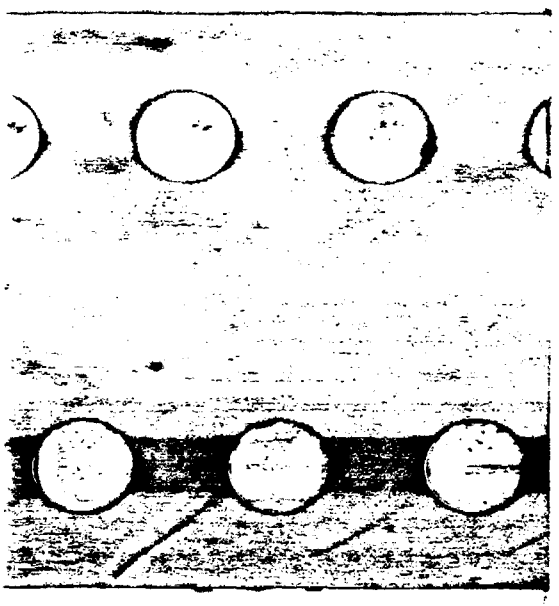
9/24/94
Commission Expiration

Notary Public

NOTARY PUBLIC JESSE A. LAREE STATE OF TENNESSEE

4810 05/23 0101 03CHECK 43.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 295

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 10000.00
CON TX 33.00
PRFEE 1.00
WDEED 9.00
TOTAL 43.00
CHECK 43.00

05/23/91 01 12:14 0001 4810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16628

IDENTIF. REFERENCE

MAY 23 12 11 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 424385