27-A

BOOK 8461 PAGE 18

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Christine Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 91

Linda S. Harris
Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myron William Anderson (NAME)	Citicorp Mortgage, Inc. (NAME)	91-15
301 51st Ave. North (ADDRESS)	P.O. Box 79002	176
Nashville, TN 37209 (CITY) (STATE) (ZIP)	St. Louis, MO 63179-0002 (ADDRESS) (CITY) (STATE) (ZIP)	25W9655

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, Joe Auditore and wife, Ann Grimes Auditore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myron William Anderson and wife, Christine Taylor

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 part of Block No. 11 in the Realty Savings Bank and Trust Company's Revised Plan of West Extension Of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beinning at northwest corner of 51st Avenue North and Nevada Avenue and running thence with the northerly margin of Nevada Avenue westerly 150 feet to a point;thence northwardly and parallel with 51st Avenue 180 feet to the southerly margin of an alley; thence with the southerly margin of alley easterly 5 feet, thence southwardly 50 feet; thence westwardly 145 feet to the margin of 51st Avenue, thence with the same southwardly 130 feet to the beginning.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 7521, page 690, Register's Office for Davidson County, Tennessee, in the original principal amount of $ 65,000.00.

Being the same property conveyed to Joe Auditore and wife, Ann Grimes by deed from Myke R. Miller and wife, Mary Jane Harvill Miller of record in Book 7521, page 686, Register's Office for Davidson County, Tennessee. The said Ann Grimes and Ann Grimes Auditore being one and the same person.

unimproved ( )
This is improved (X) property, known as 301 51st Ave. North, Nashville, TN 37209
(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 hands this 27th day of September, 19 91

Joe Auditore by Patsy Ferguson, Atty. In Fact
Joe Auditore
Patsy Ferguson

Ann Grimes Auditore, Atty. In Fact
Ann Grimes Auditore

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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 Joe Auditore and wife, Ann Grimes Auditore

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of September, 19 91.

Commission expires September 26, 1992

Linda S. Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

5,8192 FILED FOR REFERENCE Oct 9 3 11 PM '91

1512 10/09 0101 03CHECK 262.30

WARRANTY DEED

FROM: Joe Auditore and wife, Ann Grimes Auditore

TO: Myron William Anderson and wife, Christine Taylor

RETURN TO: Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	6.00
TOTAL	262.30
CHECK	262.30

10/09/91 01 15:13 0001 1512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3192

IDENTIFICATION

Oct 9 3 11 PM '91

No. 466203