This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 8462 PAGE 849

THIS INSTRUMENT PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,037.5

Ronnie Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: July 23, 1994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RONNIE BROWN, et ux (NAME)	CITICORP MORTGAGE, INC. (NAME)	72-13
918 West Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 790002 (STREET ADDRESS)	322
Nashville, Tn. 37206 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63179-0002 (CITY) (STATE) (ZIP)	27W 25020

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, JAMES G. TIPPITT and wife, MARGARET A. TIPPITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE BROWN and wife, DARLENE BROWN

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 the east one-half of Lot No. 31 on the Plan of Sharpe and Horns Fourth Addition to Nashville, of record in Plat Book 161 at page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to James G. Tippitt and wife, Margaret A. Tippitt by deed from James D. Combs and wife, Teresa Combs, of record in Book 7531, page 168, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Citicorp Mortgage, Inc., secured by a deed of trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 918 West Douglas Avenue, Nashville, Tennessee 37206
(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 29th day of August, 19 91

James G. Tippitt
JAMES G. TIPPITT

Margaret A. Tippitt
MARGARET A. TIPPITT

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Tippitt and Margaret A. Tippitt

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

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of August, 19 91.

Commission Expires July 23, 1994

James L. [illegible], 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

5.38 I.

IDENTIFICATION REFERENCE

Oct 14 9 33 AM '91

2327 10/14 0101 03CHECK 143.90

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 37031.67
CON TX 136.90
PRFEE 1.00
WDEED 6.00
TOTAL 143.90
CHECK 143.90

10/14/91 01 09:35 0001 2327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3 8.8 I

IDENTIFICATION FEE

Oct 14 9 33 AM '91

No. 467102