This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Ronald G. Brown and Darlene L. Brown
905 Douglas
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CitiCorp Mortgage, Inc.
P. O. Box 790002
St. Louis, MO 63179-0002

MAP AND PARCEL:
MAP 72-13
PARCEL 262
27W-25610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard L. Biggs, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald G. Brown and wife, Darlene L. Brown, tenants by the entirety, 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. 223, Plat of Trevecca Subdivision of Renraw, of record in Plat Book 421, Pages 72 & 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Richard L. Biggs, by Quitclaim Deed from Richard A. Biggs of record in Book 7803, Page 920; and by Quitclaim Deed from Julie R. Biggs aka Julie V. Root of record in Book 8466, Page 254, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Citicorp Mortgage of record in Book 7168, Page 898, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance subject to such easements and setback lines of record in Register's Office for Davidson County, Tennessee.

This is improved property known as 905 Douglas, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald G. Brown and wife, Darlene L. Brown, their heirs and assigns, forever; and I, Richard L. Biggs, a widower, 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 I do further covenant and bind myselfs, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of October, 1991.

Richard L. Biggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard L. Biggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 39,115.08.

AFFIANT

Subscribed and sworn to before me this 29th day of October, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93

6709 11/06 0101 03CHECK 151.67

5.9.9.6.7.

IDENTIFICATION REFERENCE

Nov 6 10 05 AM '91

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 343

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 39115.08
CON TX 144.67
PRFEE 1.00
WDEED 6.00
TOTAL 151.67
CHECK 151.67

11/06/91 01 10:07 0001 6909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 9 6 7

IDENTIFICATION REFERENCE

Nov 6 10 05 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 474049