Lot 53

BOOK 8824 PAGE 135

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,574.94

Helen R. Sneed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF December 19 92

Notary Public

MY COMMISSION EXPIRES: March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN R. SNEED (NAME)	CITICORP MORTGAGE, INC. (NAME)	MAP 61-16
1313 Ardee Avenue (ADDRESS)	15851 CLAYTON ROAD (ADDRESS)	PARCEL 232
Nashville, TN 37214 (CITY) (STATE) (ZIP)	BALLWIN, MO 63011 (CITY) (STATE) (ZIP)	

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, LINDA F. JERNIGAN, NOW BEING LINDA F. JERNIGAN SPAIN AND HUSBAND, TOMMY SPAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN R. SNEED, AN UNMARRIED PERSON

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:

LAND in Davidson County, Tennessee, being Lot No. 59 and the westerly half of Lot No. 60 of Block "C" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID Lot No. 59 and the westerly half of Lot No. 60 front together 75 feet on the northerly side of Ardee Avenue and extend back 336.45 feet, more or less, on the easterly line and 332.7 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to LINDA F. JERNIGAN, by Deed of record in Book 6968, page 771, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to pay the unpaid principal balance of a note secured by a Deed of Trust of record in Book 6968, page 774, Register's Office for Davidson County, Tennessee; which Grantee promises to pay and agrees to hold Grantors harmless from same.

Tommy Spain joins in this conveyance for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

5563 12/28 0101 03CHECK 203.62

This is unimproved ( ) improved (X) property, known as 1313 ARDEE AVENUE, NASHVILLE, TN 37216
(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 21st day of December, 19 92

Tommy Spain
TOMMY SPAIN

Linda F. Jernigan Spain
LINDA F. JERNIGAN SPAIN

Helen R. Sneed
HELEN R. SNEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named LINDA F. JERNIGAN SPAIN AND HUSBAND, TOMMY SPAIN AND HELEN R. SNEED

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 Goodlettsville, Tennessee, this 21st day of December 19 92

Commission expires March 26, 1994

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 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

7.7.1:7.7.

IDENTIFICATION REFERENCE(S)

Dec 28 12 14 PM '92

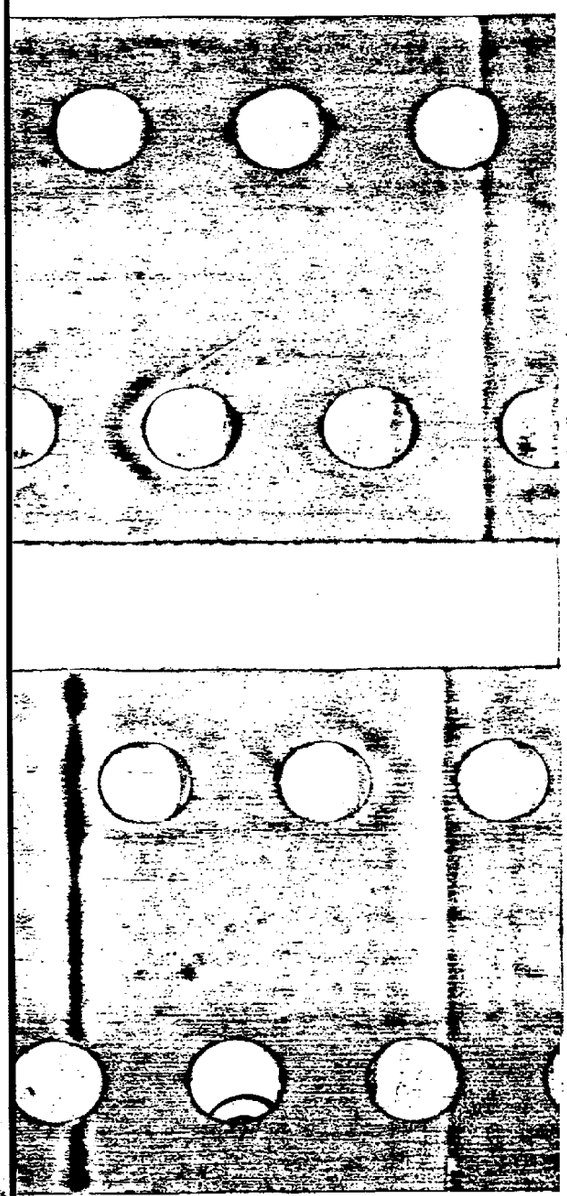
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:



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

MAMT 52574.94
ERR CO
MAMT 52574.94-
CAMT 52574.94
CON TX 194.62
PRFEE 1.00
WDEED 8.00
TOTAL 203.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 203.62

12/28/92 01 12:13 0001 5563

7.7.1.7.7.

IDENTIFICATION REFERENCE

Dec 28 12 14 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 604695