BOOK 9327 PAGE 675

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2262239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,468.97.

Russell A. Burkitt
Russell A. Burkitt.

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF April, 19 94

NOTARY PUBLIC

My Commission expires: 1-23-96

615/385-2804 THIS INSTRUMENT PREPARED BY SupCt. BPR#3143
Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Russell A. Burkitt (NAME)	Citicorp Mortgage, Inc. (NAME)	107-5-A-130-CO
130 Five Oaks Drive (ADDRESS)	P. O. Box 790029 (ADDRESS)	2DA-65011
Nashville, TN 37217 (CITY) (STATE) (ZIP)	St. Louis, MO 63179-0029 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 43,468.97 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**
I, Brenda Blackmon Kelly, a married person, but a resident of the State of New Jersey and neither my spouse or I are residents of Tennessee

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Russell A. Burkitt

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Unit No. 130, in Five Oaks, a Planned Unit Development, of record in Book 5200, page 355, Register's Office for Davidson County, Tennessee, to which plat referenceis hereby made and the same incorporated herein for a complete description of said unit.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8068, page 588, said Register's Office.

This conveyance is subject to 1994 property taxes, which the grantee assumes in full as part of the consideration for the transfer of the escrow account hereinafter mentioned, to Declaration of Covenants, Conditions & Restrictions of record at Book 5781, page 563, Book 5784, page 521, Book 5784, page 563, and Book 5957, page 930, to the limitations shown on said plan at Book 5200, page 355, and to Deed of Trust at Book 6468, page 239, said Register's Office, **and further, as part of the consideration for this transfer is the grantee's express agreement to assume and pay** the unpaid balance of that certain note secured by said Deed of Trust of record at Book 6468, page 239, said Register's Office, and that the insurance policy and escrow account held in connection therewith is transfered in full to said grantee.

This is improved (XX) / unimproved ( ) property, known as 130 Five Oaks Dr., Nashville, TN 37217
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** April, 19 94.

Brenda Blackmon Kelly
Brenda Blackmon Kelly, grantor

Russell A. Burkitt
Russell A. Burkitt, grantee and to evidence grantee's assumption covenant herein

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF ~~TENNESSEE~~ } New Jersey
County of Bergen }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brenda Blackmon Kelly, a married person but who is and whose spouse is a resident of the State of New Jersey, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of April, 19 94.

My Commission expires: SUSAN GOLDSTEIN Notary Public, State of New Jersey No. [illegible] Qualified in Bergen County Commission Expires February 1, 1996

Susan Goldstein
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Russell A. Burkitt, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of April JON. 19 94

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

PICK-UP

94 APR 29 PM 2:11

REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

1,1,63

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

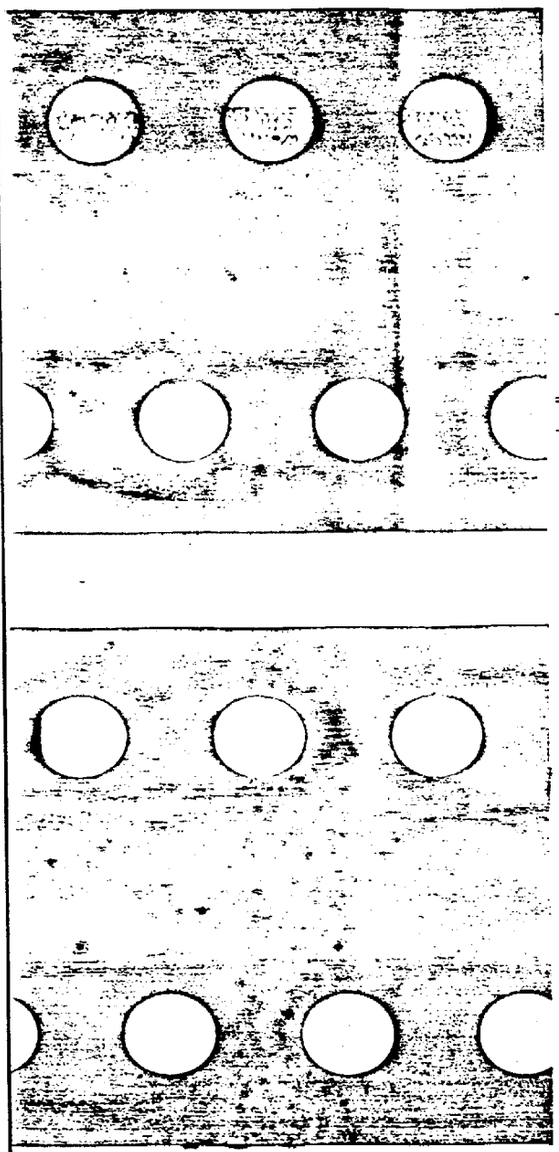
My Commission expires:

_____

Notary Public

[illegible] 0101 03CHECK 169.14

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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 43468.97
CON TX 160.84
PRFEE 1.00
WDEED 8.00
TOTAL 169.84
CHECK 169.84

04/29/94 01 14:12 0001 9952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44463
IDENTIFICATION REFERENCE

94 APR 29 PM 2:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 785057