File in Box 52

BOOK 9409 PAGE 783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,298.80 T.Y.

Affiant Judith Lynn Scribner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 11/2/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Kay Ball	CitiCorp Mortgage, Inc.	108-12-0
(NAME)	(NAME)	
3225 Lakeford Drive	St. Louis, Missouri 63179-0029	094.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214-4222		
(CITY) (STATE) (ZIP)	(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, Vincent G. Pickney, Jr. and wife, Renee Pickney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Kay Ball and Judith Lynn Scribner, as Joint Tenants with the Rights of Survivorship

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. 62B of the Zone Lot Division of Lots 62 and 64, Section 3, East Lake Subdivision, of record in Plat Book 5200, page 611, amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vincent G. Pickney, Jr. and wife, Renee Pickney by deed from Paul W. St. Charles, of record in Book 8882, page 141, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated May 29, 1987 and filed for record in the office for the Register of Deeds of Davidson County, Tennessee, in Book 7254, page 682 and note of even dated thereby secured, in the original principal amount of $44,530.00 payable to Keystone Mortgage Corporation which debt the grantee herein assumes and agrees to pay as part of the purchase price.

It is the express intent that title be vested in the Grantees as Joint Tenants with the Rights of Survivorship and not as Tenants in Common so that sole and complete title shall pass to the surviving party.

unimproved ( )
This is improved (X) property, known as 3225 Lakeford Drive, Nashville, Tennessee 37214-4222
(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 15th day of July 19 94

Vincent G. Pickney, Jr.

Renee Pickney

BOOK 9409 PAGE 784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent G. Pickney, Jr. and wife, Renee Pickney

the bargainor, 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 15th day of July, 19 94.

Commission expires 11/9/95

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 _____

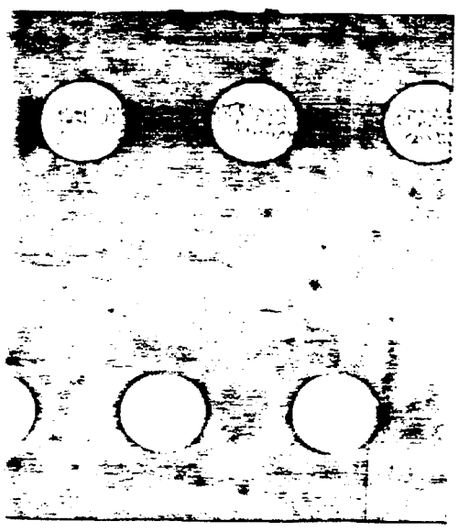
Notary Public

94 JUL 18 PM 12:57

71962

7904 07/18 0101 03CHECK

165.51



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

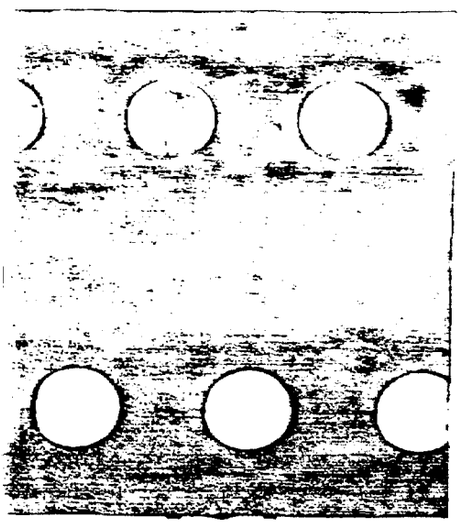
RECEIVED OF _____

FOR _____

BOOK 9409 PAGE 785

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	42298.80
CON TX	156.51
PRFEE	1.00
MDEED	8.00
TOTAL	165.51
CHECK	165.51

07/18/94 01 12:57 0001 7904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71962
IDENTIF. & REFERENCE

94 JUL 18 P1:12:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 814496