WARRANTY DEED

BOOK 9772 PG 864

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,310.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(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
Charles M. Abbott	Citicorp Mortgage, Inc.	MAP 83-1
(NAME)	(NAME)	
P. O. Box 253	P. O. Box 790029	PARCEL 22
(ADDRESS)	(ADDRESS)	
Estill Springs, TN 37330	St. Louis, Missouri 63179-0029	
(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, Willie L. Brown and wife, Wynell Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Abbott and wife, Mattie M. Abbott

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 the westerly 10 feet of Lot 29 and the easterly 40 feet of Lot No. 31 on the Plan of W. H. Hyronemum Addition to Nashville, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 29 and 31 adjoin and front together 50 feet on the southerly margin of Sharpe Avenue and extends back 168 feet on the easterly and westerly parallel lines, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Willie L. Brown and wife, Wynell Brown, by Deed of record in Book 7028, page 728, Register's Office for Davidson County, Tennessee.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 6938, page 561, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

95 AUG 25 AM 8:45

00092937

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 944 Sharpe Avenue, Nashville, TN 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 24th day of August 19 95

Willie L. Brown
Willie L. Brown

Charles M. Abbott
CHARLES M. ABBOTT

Wynell Brown
Wynell Brown

Mattie M. Abbott
MATTIE M. ABBOTT

BOOK 9772 PG 865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie L. Brown and wife, Wynell Brown Charles M. Abbott and Mattie M. Abbott

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 24th day of August 1995.

Commission expires 11/20/96

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 _____.

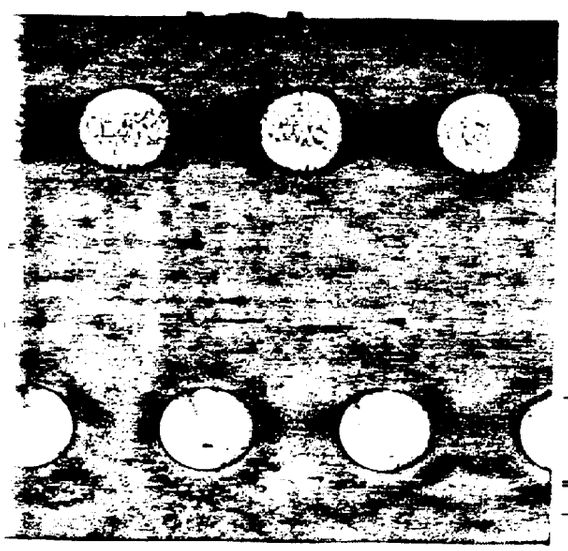
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5255 08/25 3101 93CHECK

37.75



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

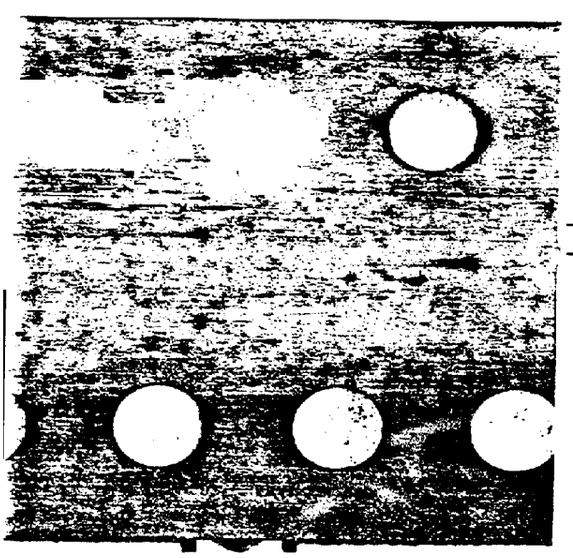
RECEIVED OF _____

FOR _____

BOOK 9772 PG 866

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 48310.74
CON TX 178.75
PRFEE 1.00
WDEED 8.00
TOTAL 187.75
CHECK 187.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0092937
IDENTIF. & REFERENCE

95 AUG 25 AM 8:45

REGISTER
DAVIDSON COUNTY, TN.

No. 945193