BOOK 10174 PG 143

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 276,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF August 19 96

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX)

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUNCAN D ST CLAIR (NAME)	CitiBank, F.S.B. (NAME)	PART OF MAP 18
5433 Brick Church Pike (ADDRESS)	12855 North Outer Forty Drive (ADDRESS)	PARCEL 68
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	St. Louis, Missouri 63141 (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, James W. Chatham, Sr. and wife, Florence H. Chatham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DUNCAN D ST CLAIR, UNMARRIED

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:

A Tract of land situated in the 2nd Civil District of Goodlettsville, Davidson County, Tennessee, and according to a survey made by R. L. Montoya-Land Surveying, Inc. dated 7/23/96 and more particularly described as follows:

Beginning at an iron rod in the South margin of Brick Church Pike being the northwest Corner of the Ann Page Jackson property as shown in Deed Book 9248, Page 963, Register's Office for Davidson County, Tennessee; thence, running with said margin South 76 degrees 47 minutes 00 seconds West 50.0 feet to an iron rod also being the actual point-of-beginning for this hereon described tract; thence leaving said margin South 01 degrees 55 minutes 47 seconds East 864.22 feet to an iron rod, being the Southeast corner for this tract; thence, South 81 degrees 56 minutes 17 seconds West 276.68 feet to a 16" tree in the fenceline, and also being the Southwest corner for this tract; thence running with said fence North 01 degrees 02 minutes 02 seconds East 873.04 feet to an iron rod in the South margin of said pike; thence running with said margin for the next two calls: North 58 degrees 09 minutes 30 seconds East 161.52 feet to an iron rod; thence, North 76 degrees 47 minutes 00 seconds East 70.00 feet to the point-of-beginning containing 5.00 acres more or less.

The grantors grant to the grantees a non-exclusive or in common easement of ingress and egress (in the "as in" condition) over an old wagon or private road that departs from the south margin of Brick Church Pike approximately 700 feet east of the grantees' property and extends generally south and then west on the ridge to the pear orchard on the above grantees' property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5433 Brick Church Pike, Goodlettsville, TN 37072
(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 29th day of August 19 96

James W. Chatham, Sr.

Florence H. Chatham

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

BOOK 10174 PG 144

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 James W. Chatham, Sr. and wife, Florence H. Chatham

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 29th day of August, 19 96.

Commission expires 11-27-99

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

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

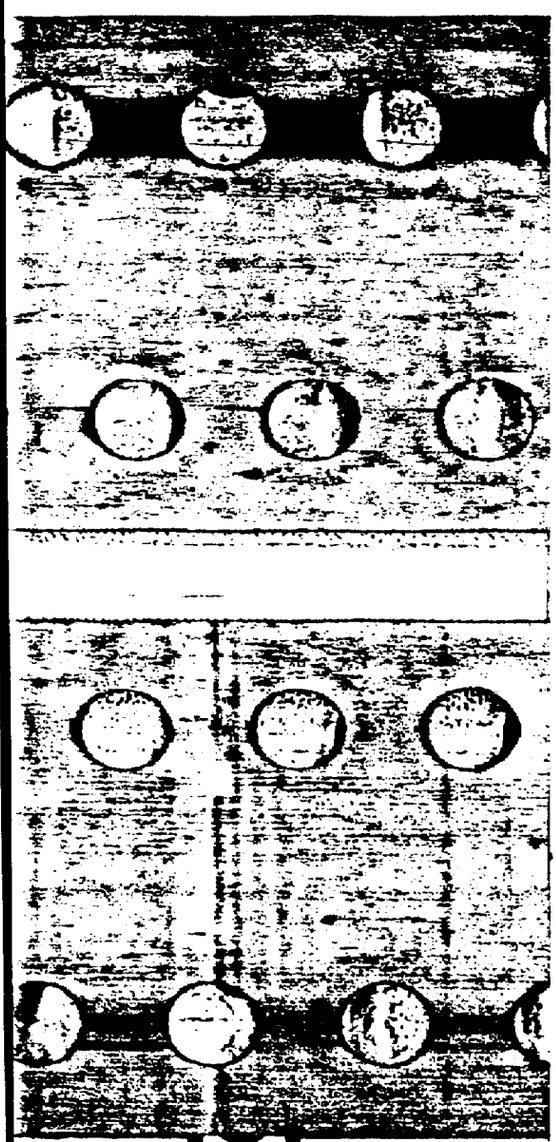
LEGAL DESCRIPTION CONTINUATION

Being part of the same property conveyed to James W. Chatham, Sr. and wife, Florence H. Chatham by deed from C. Morris Peeples and wife, Eugenia H. Peeples, of record in Book 4718, Page 350, Register's Office for said County.

0220179
IDENTIF. & REFERENCE

96 SEP -3 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3058 09/03 0101 03CHECK 663.53



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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 145

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	176900.00
			CON TX	654.53
			PRFEE	1.00
			WDEED	8.00
			TOTAL	663.53
			CHECK	663.53
09/03/96	01		09:09 0001	3058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220179
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1025572