Box 44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Ronald W. Seagren
Affiant

Subscribed and sworn to before me, this 6th day of October, 1997.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Ronald W. Seagren
401 Bowling Ave., #88
Nashville, TN 37205

Send Tax Bills To:
CitiBank, F.S.B.
12855 North Outer Forty Drive St.
St. Louis, Missouri 631141

Map-Parcel Number:
104-13-0B-080.00
7DA 71885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRIETTA K. NAPIER, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RONALD W. SEAGREN,** hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Building Site No. 80, Unit No. 88, on the Plan of Richmeade Place, Section Five, of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee, reference to the record thereof being made for full particulars.

Being the same property conveyed to Henrietta K. Napier by deed from Kathleen Dolan, unmarried, of record in Book 6597, page 2, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions, contained in instrument of record in Book 4941, page 637, Register's Office for Davidson County, Tennessee, as amended by First Supplemental of record in Book 5039, page 256, and amended by Second Supplemental of record in Book 6094, page 473, and amended by Third Supplemental of record in Book 6238, page 385, and amended by Fourth Supplemental of record in Book 5408, page 210, and further amended by Fifth Supplemental of record in Book 5733, page 628, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 5210, page 141, Register's Office for said County.

This is improved property known as 401 Bowling Ave, #88, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of October, 1997.

Henrietta K. Napier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HENRIETTA K. NAPIER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 1997.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

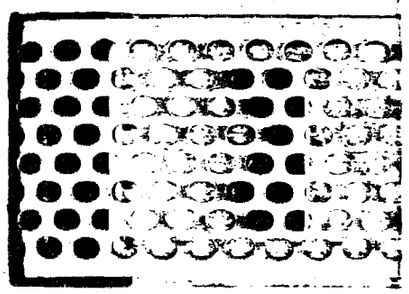
Notary Public

My Commission Expires: 11/27/99

0356600
IDENTIFICATION REFERENCE

97 OCT -7 AM 10:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7284 10/07 0101 03CHECK 708.30



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

RECEIVED OF _____

FOR _____

BOOK 10637 PG 916

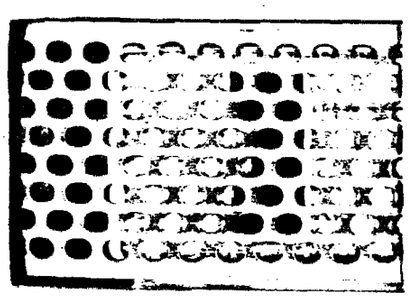
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
189000.00
CON TX 699.30
PRFEE 1.00
WDEED 8.00
TOTAL 708.30
CHECK 708.30

10/07/97 01 10:06 0001 7284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0356600
IDENTIF. ↑ REFERENCE

97 OCT -7 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206620