OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
Charles W. Kite, Attorney
Suite 1000, Plaza Tower
Knoxville, Tennessee 37929

BOOK 6235 PAGE 82

WARRANTY DEED

Map - 135 - 16 Par. 23

THIS DEED made and entered into on this the 19th day of February, 1984 by and between Charles W. Kite and his wife, Christine M. Kite, party of the first part, and Cleveland A. Hager and his wife, Phyllis B. Hager, party of the second part;

WITNESSETH, that for and in consideration of the sum of TWELVE THOUSAND AND NO/100 DOLLARS ($12,000.00), cash in hand paid, and further for the assumption and agreement to pay by the party of the second part an indebtedness due Mercantile Mortgage Company, its successor being Citicorp Homeowners Services, Inc. in the original principal sum of SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), which current balance is FIFTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-ONE AND 71/100 DOLLARS ($58,181.71), said indebtedness being evidenced by a Deed of Trust note secured by a Deed of Trust in the hereinafter described property, and recorded in the Register's Office of Davidson County, Tennessee due from Charles W. Kite and Christine M. Bowen, subsequently Christine M. Kite, and for other good and valuable considerations, receipt of which is hereby acknowledged, the party of the first part, hath this day bargained and sold, and does by these presents, transfer and convey unto the party of the second part, their heirs and assigns, forever, the following described land situated in Nashville, County of Davidson, and State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 582 on the plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee; said Lot No. 582 fronts 81.01' on the easterly side of Mossdale Drive and extends back between parallel lines 139' to a dead line, which property is commonly referred to as 2648 Mossdale Drive, Nashville, Tennessee 37217. This property is improved real property.
>
> BEING the same property conveyed to Charles W. Kite and Christine M. Bowen, subsequently his wife, Christine M. Kite, by a Deed from William A. Stalsworth and wife, Margaret Yearwood Stalsworth, which Deed is recorded in Book 5473, Page 674, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same to the party of the second part, their successors, heirs and assigns, in fee simple forever.

The party of the first part covenants with the party of the second part, his successors, heirs and assigns, that he is lawfully seized and possessed of said property in fee, that the same is free and clear of all taxes, liens and encumbrances whatsoever, except that the real property ad valorem taxes for the year 1984 shall be paid by the party of the second part, that he has good right, full power, and lawful authority to convey the same, and that he will warrant and forever defend the title hereto against the lawful claims of any and all persons whosoever.

This property is conveyed subject to all valid restrictive covenants and easements, if any, of record, and subject to any covenants set forth in the Contract of Sale between the party of the first part and the party of the second part, which is attached hereto, and incorporated herein by reference as Exhibit "A".

IN WITNESS WHEREOF, the party of the first part has hereunto set his signature on this the day and year first written above.

Charles W. Kite
CHARLES W. KITE

Christine M. Kite
CHRISTINE M. KITE

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Charles W. Kite, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the written instrument for the purposes therein contained.

In testimony whereof, witness my hand and official seal on this the 19 day of February, 1984.

Darlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Christine M. Kite, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the written instrument for the purposes therein contained.

In testimony whereof, witness my hand and official seal on this the 19 day of February, 1984.

Darlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88

OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO

(Map-Parcel Numbers)

Cleveland A. Hager, et ux	Same	Map 135-16
STREET ADDRESS OR ROUTE NUMBER		
2648 Mossdale Drive	Same	Par. 23
Nashville, Tennessee 37217	Same	
City State Zip	City, State, Zip	

BOOK 6235 PAGE 84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

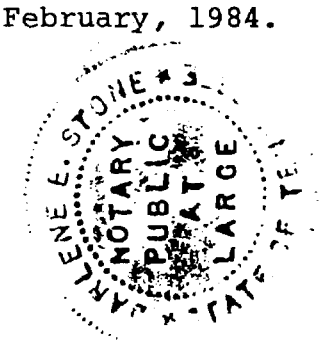
The actual consideration or value whichever is greater, for this transfer is $70,181.71.

Clene A Hager
(AFFIANT)

Subscribed and sworn to before me this 19th day of February, 1984.

Darlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88



OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
Charles W. Kite, Attorney
Suite 1000, Plaza Tower
Knoxville, Tennessee 37929

"Exhibit A"

CONTRACT OF SALE BOOK 6235 PAGE 85

This Contract of Sale of real property made and entered into this 19th day of February, 1984 by and between Charles W. Kite and wife, Christine M. (Bowen) Kite, party of the first part, and Cleveland A. Hager and wife, Phyllis B. Hager, party of the second part;

WITNESSETH, that for and in consideration of the sum of TWELVE THOUSAND AND NO/100 DOLLARS ($12,000.00), cash in hand paid, and further for the assumption and agreement to pay by the party of the second part an indebtedness due Mercantile Mortgage Company, its successor being Citicorp Homeowners Services, Inc. in the original principal sum of SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), which current balance is FIFTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-ONE AND 71/100 DOLLARS ($58,181.71), said indebtedness being evidenced by a Deed of Trust note and secured by a Deed of Trust in the real property commonly known as 2648 Mossdale Drive, Nashville, Tennessee 37217 and recorded in the Register's Office of Davidson County, Tennessee due from Charles W. Kite and Christine M. Bowen, subsequently Christine M. Kite, the party of the first part hath this day bargained, sold, transferred and conveyed unto the party of the second part, his heirs and assigns forever the real property with improvements thereon commonly known as 2648 Mossdale Drive, Nashville, Tennessee 37217, under the following terms and conditions:

(1) The total purchase price or contract price is SEVENTY THOUSAND ONE HUNDRED EIGHTY-ONE AND 71/100 DOLLARS ($70,181.71) to be paid by the party of the second part to the party of the first part under the following terms and conditions:

(a) At closing the party of the second part has paid TWELVE THOUSAND AND NO/100 DOLLARS ($12,000.00), cash in hand;

(b) The party of the second part hereby agrees and contracts to assume the above referred to indebtedness due to Mercantile Mortgage Company, its successor being Citicorp Homeowners Services, Inc. in the current balance of FIFTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-ONE AND 71/100 ($58,181.71); and

(c) The party of the second part hereby agrees and contracts to provide all necessary information and complete all necessary documents and instruments required by Citicorp Homeowners Services, Inc. to obtain the release of the party of the first part from the above referred to indebtedness and the Deed of Trust securing the same.

(2) The party of the second part agrees to pay all transfer fees associated with the conveyance of the real property commonly referred to as 2648 Mossdale Drive, Nashville, Tennessee 37217, affected hereby, and further agrees to pay the sum of ONE HUNDRED THIRTY-FIVE AND NO/100 DOLLARS ($135.00), being FORTY-FIVE AND NO/100 DOLLARS ($45.00) for the cost of assumption of the mortgage and NINETY AND NO/100 DOLLARS ($90.00) for the cost of the review of the release documents, to Citicorp Homeowners Services, Inc. within five (5) days after notification from the party of the first part that said amounts are due.

(3) The party of the first part agrees that the funds currently in escrow with Citicorp Homeowners Services, Inc. in the approximate amount of THREE HUNDRED SEVENTY-NINE AND 62/100 ($379.62) held for payment of the property taxes, hazard insurance, and the FHA insurance due on the property are hereby transferred to the party of the second part for his use and benefit of the continuing funding of the escrow account. For income tax purposes, the party of the first part and the party of the second part will be entitled to deduct on their income tax returns 2/12 and 10/12, respectively, of any amounts attributable to their respective ownership during the year 1984 of the property commonly referred to as 2648 Mossdale Drive, Nashville, Tennessee 37217. For this purpose, the party of the second part agrees to transmit to the party of the first part a copy of the year end statement for the year 1984 received from Citicorp Homeowners Services, Inc., or its successors.

(4) The party of the first part warrants that all appliances remaining with the dwelling, heating and air conditioning systems, and all plumbing and electrical systems are in working order as of this date. The party of the second part has inspected the equipment and systems and accepts the property in its "as is" condition under the terms of this paragraph, except that the party of the first part agrees to have the fan switching mechanism on the thermostat for the heating and air conditioning system to be repaired within five (5) days after the party of the second part gives notice to the party

of the first part that natural gas service has been restored to the premises and is operable.

(5) The party of the second part agrees that the party of the first part may remove from the premises one (1) "T-Bar Type" Swingset by removing said property from the grounds and to restore the ground area surrounding said Swingset to its original contour by filling any holes resulting from the removal thereof. The party of the second part has not purchased and claims no interest in said Swingset.

(6) The party of the second part agrees to obtain hazard insurance in an amount and from any company acceptable to Citicorp Homeowners Services, Inc., but not in an amount less than FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($58,000.00).

(7) The party of the second part agrees to pay all taxes, assessments, water rates and any other governmental or municipal charges, fines, or impositions and ground rents, whether levied or assessed upon the premises for which provision has not been made herein before.

(8) The party of the second part agrees to abide by and conform to all provisions of the Deed of Trust securing the Deed of Trust note currently due Mercantile Mortgage Company, its successor being Citicorp Homeowners Services, Inc.

(9) The party of the second part agrees to submit all information and documents necessary and required by Citicorp Homeowners Services, Inc. on or before March 15, 1984 to Citicorp Homeowners Services, Inc. for the purposes of obtaining the release of the party of the first part from the indebtedness evidenced by the Deed of Trust note and secured by the Deed of Trust. The party of the second part further agrees that if a release is not granted to the party of the first part by Citicorp Homeowners Services, Inc. from the Deed of Trust note and Deed of Trust within ninety (90) days of the date of this instrument, that the party of the second part will within thirty (30) days after notification by the party of the first part execute a Deed of Trust for the benefit of the party of the first part in the property commonly referred to as 2648 Mossdale Drive, Nashville, Tennessee 37217 to secure the payments the party of the first part may be required to make by any thereafter continuing obligation of said party of the first part on the Deed of Trust note and Deed of Trust securing same executed by the party of the first part for the benefit of Mercantile Mortgage Company, its successor being Citicorp Homeowners Services, Inc., and for any other liability of the party of the

first part arising out of any interest he may have in the property commonly known as 2648 Mossdale Drive, Nashville, Tennessee 37217.

The covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

Charles W. Kite
CHARLES W. KITE

Christine M. Kite
CHRISTINE M. KITE

Cleveland A. Hager
CLEVELAND A. HAGER

Phyllis B. Hager
PHYLLIS B. HAGER

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Charles W. Kite, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

In testimony whereof, witness my hand and official seal on this the 17 day of February, 1984.

Marlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Christine M. Kite, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

In testimony whereof, witness my hand and official seal on this the 17 day of February, 1984.

Marlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88

OFFICIAL RECEIPT

STATE OF TENNESSEE,)
) ss:
COUNTY OF Davidson)

BOOK 6235 PAGE 89

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Cleveland A. Hager, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

In testimony whereof, witness my hand and official seal on this the 17 day of February, 1984.

Darlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE,)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Phyllis B. Hager, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

In testimony whereof, witness my hand and official seal on this the 17 day of February, 1984.

Darlene E. Stone
NOTARY PUBLIC

My Commission Expires: 1/19/88

RUSH

IDENTIF. REFERENCE

FEB 22 12 49 PM '84

FELIX E. WILSON II, REGISTER
DAVIDSON COUNTY, TN

I 0 4 3 9 4.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6235 PAGE 90

RECEIVED OF _____

FOR _____

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
			70181.71- CAMT.	
			162.52 CSTAX	
			.50 PRFEE	
			24.00 WDEED	
			CHECK 207.02-	
			4780A02/22/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

ID 43944

IDENTIF. REFERENCE

FEB 22 12 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14940