BK 30

BOOK 6321 PAGE 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 163,000.00

Subscribed and sworn to before me, this the 12th day of June 1984

My commission expires: Nov. 4 1987
(AFFIX Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ERWIN F. STENZEL	CITICORP HOMEOWNERS, INC.
2924 Wellesley Trace (STREET ADDRESS)	P. O. Box 27377 (STREET ADDRESS)
Nashville, TN 37215 (CITY STATE ZIP)	St. Louis, Missouri 63141 (CITY STATE ZIP)
MAP NO. 117 06 0A	PARCEL NO. 007

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES J. POSCH and wife, KRISTINE J. POSCH

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO ERWIN F. STENZEL

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 9-A, as shown on the Plan of Lot No. 9, Wellesley Trace, Section 3, of record in Book 5210, page 156, as amended in Book 5210, page 305, Register's Office for said County, to which plan reference is here made for a more complete description thereof, together with the appurtenant interest in the common and limited common areas as shown on said Plan and set out in the Master Deed and By-Laws of Wellesley Trace Homeowners Association, Inc., of record in Book 5054, pages 633 and 649, said Register's Office, as made applicable to unit No. 9-A by amendment thereto of record in Book 5631, page 194, said Register's Office.

Being the same property conveyed to James J. Posch and wife, Kristine J. Posch, by deed from Dudley Warner & Associates of record in Book 5649, page 436, Register's Office for Davidson County, Tennessee, and subsequently conveyed to James J. Posch and wife, Kristine J. Posch by Quitclaim Deed from Dudley Warner II and wife, Beth G. Warner of record in Book 5649, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1984 and subsequent years.

130922

IDENTIF. REFERENCE

JUN 22 11 08 AM '84

FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2924 Wellesley Trace, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 unincumbered, 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 _____ day of June 19 84

James J. Posch

Kristine J. Posch

James J. Posch

Kristine J. Posch

State of Tennessee
County of Davidson

BOOK 6321 PAGE 814

On this 11th day of June, 19 84, before me personally appeared JAMES J. POSCH to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:
7-21-84

Notary Public

State of Tennessee
County of Davidson

On this 19th day of June, 19 84, before me personally appeared Kristine J. Posch to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:
Nov. 6, 1987

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6321 PAGE 815

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
			163000.00- CAPT. 423.00 STAX .50 PRFE. 6.00 MDEED CHECK 430.50-	
7193A06/22/04 CAL			.0.	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 9 0 2 2

IDENTIF. REFERENCE

JUN 22 11 08 AM '04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0046430