BOOK 5344 PAGE 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 58,900.00

Subscribed and sworn to before me, this the 20th day of July 19 84

Affiant

My commission expires: Jan 19, 1986 (Affix Seal)

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:
NATHANIEL H. KOENIG	CITICORP HOMEOWNERS, INC.
4500 Idaho Avenue (STREET ADDRESS)	P. O. Box 27377 (STREET ADDRESS)
Nashville, TN 37209 (CITY STATE ZIP)	St. Louis, Missouri 63141 (CITY STATE ZIP)

MAP NO. 103-04-0 PARCEL NO. 011.00

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, ERIC D. LEWIS and wife, FRAN MORA

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO NATHANIEL H. KOENIG and wife, DEBORAH L. KOENIG

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 the easterly 50 feet of Lot No. 401, Block 21, on the Plan of Charlctte Park's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 401 fronts 50 feet on the northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines 150 feet with the westerly margin of 45th Avenue North (formerly Fourth Street) to an alley in the rear.

Being the same property conveyed to Eric D. Lewis and wife, Fran Mora by deed from Ray Anthony Story and Rebecca Ann Maxwell, of record in Book 5629, page 518, Register's Office for Davidson County, Tennessee..

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restricitons of record and Deed of Trust executed by the Grantors to Wayne R. Tate, Trustee for the benefit of Mercantile Mortgage Company, dated July 25, 1980 and recorded in Book 5629 at page 521, Register's Office for Davidson County, Tennessee.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4500 Idaho Avenue, Nashville, Tennessee 37209

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 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 20th day of July 19 84

Eric D. Lewis

Fran Mora

07/24 159.64- CHEC

$394

State of Tennessee
County of Davidson

BOOK 6344 PAGE 814

On this 20th day of July, 19 84, before me personally appeared ERIC D. LEWIS and wife, FRAN MORA 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 19, 1986

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ 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 _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

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

I 3 8 3 9 3

IDENTIF. REFERENCE

JUL 24 | 47 PM '84

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6344 PAGE 815

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
			56900.00- CAMT.	
			153.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	159.64-
6394A07/24/64			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 3 9 3

IDENTIF. REFERENCE

JUL 24 1 49 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0055372