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BOOK 6373 PAGE 755

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

David Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1984

Notary Public

MY COMMISSION EXPIRES: 1-19-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Shearon (NAME)	Citicorp Homeowners, Inc. (NAME)	72-4-336
339 Brick Church Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27377 MR 87 (STREET ADDRESS)	15DZ 36325
Whites Creek, Tn. 37189 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo. 63141 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Don Delmo Hughes and wife, Betty D. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Shearon and wife, Patricia Shearon

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:

LAND in Davidson County, Tennessee, being Lot No. 8 and the westerly one-half of Lot No. 9 on the Map of Happy Valley, Section A, not of record and described according to a survey made by John Kohl, dated May 7, 1969, as follows:

BEGINNING at a point on the southeasterly margin of Riverwood Drive (formerly Williams Ferry Road), said point being located 550 feet northeast of the intersection of the southeasterly margin of Riverwood Drive and the northeasterly margin of Cooper Lane; thence with the margin of Riverwood Drive northeastwardly 112.5 feet to a point; thence southeastwardly 163 feet, more or less, to a point; thence southwesterly 112.5 feet to a point; thence northwestwardly 165.5 feet to the point of beginning.

BEING the same property conveyed to Don Delmo Hughes and wife, Betty D. Hughes by deed from Neil G. Newton and wife, Patricia L. Newton of record in Book 5315, page 10, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a first mortgage Deed of Trust to Mercantile Mortgage Company of record in Book 5315, page 12, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. ** (See back of deed)

This conveyance is made subject to any and all restrictions, easements or other matters of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1922 Riverwood Drive, Nashville, Tennessee 37216
(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 hands this 31st day of August, 19 84

Don Delmo Hughes

Betty D. Hughes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DON DELMO HUGHES and wife, BETTY D. HUGHES

the bargainors, with whom I am personally acquainted,* and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
DON DELMO HUGHES ET UX

TO
DAVID SHEARON ET UX

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

** The debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Don Delmo Hughes and wife, Betty D. Hughes under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

I 47334

IDENTIF. REFERENCE

SEP 4 1 53 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6373 PAGE 757

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
			48000.00- CAMT.	
			124.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	131.30-
7522A	09/04/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 3 3 4

IDENTIF. REFERENCE

SEP 4 1 53 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066137