O-1701

FILED 30

BOOK 6423 PAGE 450

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 60000.00

Subscribed and sworn to before me, this the 30th day of October 19 84

Affiant

Notary Public

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

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:
Katherine Wood Knies	CITICORP HOMEOWNERS, INC.
3500 Wilbur Place	670 Mason Ridge Center Drive
STREET ADDRESS Nashville, TN 37204	STREET ADDRESS St. Louis, MO 63141
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 110-10	PARCEL NO. 170

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, Jane M. Ratchford Bunnell, formerly Jane M. Ratchford

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Katherine Wood Knies

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:

Being the southwesterly part of Lot No. 55 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130 at page 2, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said part of Lot No. 55 begins on the southeasterly margin of Wilbur Foster Drive (now Wilbur Place) at the corner of Lots 55 and 56; thence with the line between said two lots, southeastwardly 169 feet to the corner of lots 55, 56, 70 and 71; thence with the line between Lots 55 and 71, northeastwardly 50 feet to the corner of lots 54, 55 and 71; thence northwardly 170 feet more or less to the southwesterly margin of Woodmont Boulevard; thence around a slight curve, southwestwardly 54.3 feet to the southeasterly margin of Wilbur Foster Drive (now Wilbur Lane); thence with same, southwestwardly 80.6 feet to the beginning.

Being the same property conveyed to Jane M. Ratchford by deed recorded in Book 4940 at page 503, Register's Office for Davidson County, Tennessee.

Joe Bunnell, husband of Jane M. Ratchford Bunnell, joins in this conveyance to release any interest he may have in the property. Joseph H. Bunnell and Joseph Herbert Bunnell being one and the same person as Joe Bunnell.
This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3500 Wilbur Place, Nashville, TN 37204

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 29th day of October 19 84

Jane M. Ratchford Bunnell

Joe Bunnell

Joseph Herbert Bunnell

3247 11/09 132.50- CHECK

State of Tennessee
County of Davidson

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On this 29th day of October, 19 84, before me personally appeared Jane M. Ratchford Bunnell, formerly Jane M. Ratchford 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~~ Georgia
County of Fulton

On this 29th day of October, 19 84, before me personally appeared Joseph Herbert Bunnell 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:
Notary Public, Georgia, State At Large
My Commission Expires July 31, 1988

Notary Public

WARRANTY DEED

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

I.G.2.8.0.2.

IDENTIF. REFERENCE

Nov 9 12 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
6247A11/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16280 2

IDENTIF. REFERENCE

Nov 9 12 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084316