#3797 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6552 PAGE 247

George E. Mudter, Jr., Atty.
4301 Hillsobor Road, Suite 221
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THEODORE CHARLES KERNER, JR. (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 103-6
5651 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27377 (STREET ADDRESS)	Parcel 100
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	8DA-56842

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, CHARLES A. WOGLOM and wife, SARAH BARNES WOGLOM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THEODORE CHARLES KERNER, JR. and wife, LISA MOTSINGER KERNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21 on the Plan of Brookside Courts, Addition No. 2, as of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 21 fronts 90.0 feet on the easterly margin of Kendall Drive, and extends back 171.3 feet on the southerly line, and 189.3 feet on the northerly line, to a line on the rear on which it measures 65.0 feet.

Together with a permanent easement for driveway purposes across the part of Lot 22 where a portion of the driveway is now located, and being more particularly described as follows:

Beginning at a point in the southerly margin of Kendall Drive, said point being the common front corner of Lot No. 22 and 21; thence along said margin easterly 5 feet; thence southerly 15.8 feet to a point in the common line between said Lots 22 and 21; thence along said line, northerly 15 feet to the beginning.

Being the same property conveyed to Charles A. Woglom and wife, Sarah Barnes Woglom by deed from Dennis R. Pearce of record in Book 5728, page 222, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 5651 Kendall Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of May, 19 85

CHARLES A. WOGLOM

SARAH BARNES WOGLOM

05/C

3856

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES A. WOGLOM and wife, SARAH BARNES WOGLOM the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIFIED REFERENCE

MAY 8 2 57 PM '85
DAVIDSON COUNTY, TN

J 029 63

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1985

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CHARLES A. WOGLOM and wife,
SARAH BARNES WOGLOM

TO
THEODORE CHARLES KERNER, JR.
and wife, LISA MOTSINGER KERNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6552 PAGE 249

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

81500.00- CAMT.
211.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 218.40-
6856A05/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J02963

IDENTIF. REFERENCE

MAY 8 2 58 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 132589