Box 8 C

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Timothy Anthony Koetters	Freeman Webb Mortgage Corp.	MAP 141-15
6833 River Ridge Dr.		PARCEL 49
Nashville, TN. 37221	2200 Hillsboro Rd.	9D 68399
	Nashville, TN. 37212	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William P. Sinclair and wife, Karen J. Sinclair hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy Anthony Koetters and Catherine Anne Porter, Both Unmarried hereinafter called the Grantee, Grantee's 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. 239 on the plan of Rolling River Estates, Phase III, of record in Book 5200, page 81, as amended in Book 5562, page 793 and corrected by Surveyor's Certificate of Correction of record in Book 6272, page 196, all in Register's Office for said County.

SAID Lot No. 239 fronts 85.00 feet on the northeasterly margin of River Ridge Drive and extends back 210.56 feet on the northwesterly line and 204.20 feet on the southeasterly line to a dead line in the rear, measuring 59.19 feet thereon.

BEING the same property conveyed to William P. Sinclair and wife, Karen J. Sinclair by deed from Allen Earps and wife, Betty Frances Earps, of record in Book 5585, page 389, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4788, page 950, Book 4871, page 640, Book 4892, page 689 and made applicable to Phase III in Book 5336, page 480, By-Laws in Book 4892, page 679 and made applicable to Phase III in Book 5336, page 480, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 6833 River Ridge Dr., Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of April, 19 86.

Karen J. Sinclair

Karen J. Sinclair

William P. Sinclair

William P. Sinclair

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of April, 19 86, before me personally appeared William P. Sinclair and wife, Karen J. Sinclair, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6838 PAGE 77

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 103,500.00.

Timothy Anthony Koetters
Affiant

Subscribed and sworn to before me, this the 24th day of April, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
illiam P. Sinclair and wife, Karen
. Sinclair

to:
imothy Anthony Koetters and
atherine Anne Porter, Both
married

FELIX Z. MILLSON II REGISTER
DAVIDSON COUNTY, TN
APR 25 8 58 AM '86

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
ville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

94942

TN 24866

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

RECEIVED OF _____

FOR _____

BOOK 6838 PAGE 78

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

103500.00- CAMT
269.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 275.60-
6827A04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94642

IDENTIFICATION REFERENCE

APR 25 8 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240824