file box 8/jcb

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

BOOK 6844 PAGE 984

ADDRESS NEW OWNER:
Jerry Spinrad
1905 Cedar Lane
Nashville, TN. 37212

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 117-4
PARCEL 314
16DA-00630

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, Jeanne C. Casstevens and husband, Stephen L. Thomas

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry Spinrad and wife, Barbara Tsakirgis

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 part of Lot No. 1 on the plan of A. B. Montgomery Land, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING on the southerly margin of Cedar Lane at the northwest corner of the property conveyed to Mary Jean Morris, by deed of record in Book 6097, page 418, Register's Office for said County; thence with the westerly line of said Morris property southwardly 160 feet to the northerly margin of an alley; thence with said alley westwardly 70 feet to the southeast corner of the property conveyed to Richard P. Manning by deed of record in Book 6009, page 607, Register's Office for said County; thence with the easterly line of said Manning property northwardly 160 feet, more or less, to the southerly margin of Cedar Lane; thence with said Lane eastwardly 110 feet to the beginning.

BEING the same property conveyed to John Mark Casstevens and wife, Jeanne C. Casstevens by deed from Virginia S. Hillman, of record in Book 5020, page 579, said Register's Office. John Mark Casstevens and Jeanne C. Casstevens have since been divorced by Final Decree of the 6th Circuit Court, Doc. No. 94969, Circuit Court Clerk's Office for said County. John Mark Casstevens, unmarried, has since conveyed his interest in subject property to Jeanne C. Casstevens by Quitclaim Deed of record in Book 6647, page 222, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1905 Cedar Lane, Nashville, TN. 37212.

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 30th day of April, 19 86.

Stephen L. Thomas

Jeanne C. Casstevens

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of April, 19 86, before me personally appeared Jeanne C. Casstevens and Stephen L. Thomas, 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 they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 123,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Jeanne C. Casstevens and husband, Stephen L. Thomas

to:
Jerry Spinrad and wife, Barbara Tsakirgis

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24814

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 1 1 01 PM '86

IDENTIFI REFERENCE

9 8 7 9 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5844 PAGE 985

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

123000.00- CAMT.
319.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 326.30-
9286A05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96788

IDENTIFICATION REFERENCE

MAY 1 1 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243226