Box 8 cg

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

BOOK 6859 PAGE 776

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Michael K. Holland	Citicorp Homeowners, Inc.	MAP 104-15
2512 Sunset Place		PARCEL 78
Nashville, TN. 37212	670 Mason Ridge Center Drive	24W-9545
	St. Louis, Missouri 63141	

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, Richard J. Neubauer, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael K. Holland and wife, Kerry Marie Holland 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 the easterly half of Lot No. 32 on the map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County, and together with as an appurtenance thereto, an easement for joint driveway purposes as granted by an instrument of record in Book 2860, page 114, said Register's Office.

SAID easterly half of Lot No. 32 fronts 50 feet on the northerly side of Sunset Place, formerly Turner Avenue, or "B" Street, and runs back parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Richard J. Neubauer by deed from Harold Lee May and wife, Janis L. May of record in Book 5534, page 750, Register's Office for Davidson County, Tennessee.

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

0 1 7 8 2

IDENTIFICATION

MAY 19 10 17 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 2512 Sunset Place, 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 15th day of May, 1986.

Richard J. Neubauer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of May, 1986, before me personally appeared Richard J. Neubauer, 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 his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-24-88

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 $ 77,000.00.

Michael K. Holland
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1986.

My Commission Expires: 10-1X-88

_____
Notary Public

HENRY WILKINS, JR. NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

from:
Richard J. Neubauer

to:
Michael K. Holland and wife, Kerry Marie Holland

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

TN 24870

Box 8 C

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

RECEIVED OF _____ BOOK 6859 PAGE 778

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

77000.CO- CAMT.
200.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
5238A05/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017.82

IDENTIFICATION REFERENCE

MAY 19 10 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249033