BOOK 6881 PAGE 162 Box 8/tl

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

ADDRESS NEW OWNER:
William M. Garner
3504 Saxon Mist Court
Nashville, TN 37217

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 136-06
PARCEL 121
2D-63917

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, Phillip W. Dawson and wife, Sandra K. Dawson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William M. Garner and Linda A. Flack, as joint tenants with right of survivorship 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. 496 on the plan of Section Seven-A, Priest Lake Park, of record in Book 5200, pages 107, 108, & 109, Register's Office for said County.

SAID Lot No. 496 fronts 100 feet on the southerly margin of Saxon Mist Court and extends back 189.68 feet on the broken easterly line and 148.34 feet on the westerly line to a dead line in the rear, measuring 118.63 feetthereon.

Being the same property conveyed to Phillip W. Dawson and wife, Sandra K. Dawson by deed from Philhall Corp. of record in Book 5555, page 272, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5499, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

08606

IDENTIFICATION REFERENCE

JUN 9 2 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3504 Saxon Mist Court, Nashville, TN 37217.

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 6th day of June, 19 86.

Sandra K. Dawson

Sandra K. Dawson

Phillip W. Dawson

Phillip W. Dawson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of June, 19 86, before me personally appeared Phillip W. Dawson and wife, Sandra K. Dawson, 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

My Commission Expires: 11-1-87

Christy Wilkins Ivey
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

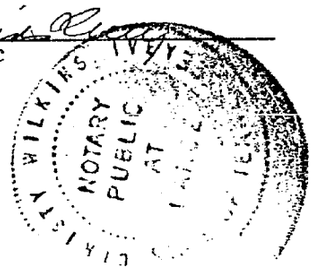
The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00.

William M. Garner
Affiant

Subscribed and sworn to before me, this the 6th day of June, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public



WARRANTY DEED

from:
Phillip W. Dawson and wife, Sandra K. Dawson

to:
William M. Garner and Linda A. Flack

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

25153

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			108000.00- CONT.	
			280.80 CSTAX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	287.30-
3265A	06/09/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08606

IDENTIFICATION REFERENCE

JUN 9 2 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256892