file box 8/jcb

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

BOOK 6924 PAGE 379

ADDRESS NEW OWNER:
Lucile Houseworth
Mark Alan Magnuson
3501 Wimbledon Road
Nashville, Tenn. 37215

SEND TAX BILLS TO:
Citicorp Homeowners, Inc.
670 Mason Ridge Center Dr.
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 117-9
PARCEL 12
7DA-35820

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, Marietta M. Shipley and husband, David W. McMillan hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lucile Houseworth and Mark Alan Magnuson, 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 Lots Nos. 41, 42, 43, and 44, Block "F", on the plan of Revised Plan of the Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres, of record in Book 843, page 102, Register's Office for said County.

SAID Lots Nos. 41, 42, 43, and 44 front together 100.00 feet on the southerly margin of Wimbledon Road and extend back 160.22 feet on the westerly line of Lot No. 41 and 158.90 feet on the easterly line of Lot No. 44 to a dead line in the rear, measuring 100.00 feet thereon.

BEING the same property conveyed to Alex B. Shipley, Jr., and wife, Marietta M. Shipley by deed from Pauline Caldwell (Mrs. Harry E.) Dodd, a widow, of record in Book 5202, page 945, said Register's Office. The said Alex B. Shipley, Jr., has since died.

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

23097

IDENTIFICATION REFERENCE

JUL 22 9 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 3501 Wimbledon Road, Nashville, TN 37215.

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 ____ day of July, 1986.

Marietta M. Shipley

David W. McMillan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of July, 1986, before me personally appeared David W. McMillan, 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.

My Commission Expires: 4-17-88

Notary Public

(NOTARIAL SEAL)

BOOK 6924 PAGE 380

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 $ 168,000.00.

Eulene Matthews
Affiant

Subscribed and sworn to before me, this the 17th day of July, 1986.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 1986, before me personally appeared Marietta M. Shipley to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
MARIETTA M. SHIPLEY AND HUSBAND,
DAVID W. McMILLAN

to:
Lucile Houseworth and
Mark Alan Magnuson

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

TN-25304

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			168000.00= CONT.	
			470.40 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	476.90=
			0278A07/22/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23097

IDENTIFICATION REFERENCE

JUL 22 9 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273590