BOOK 6934 PAGE 485 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1986

Notary Public

MY COMMISSION EXPIRES 2-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
John Alan Koerner et ux (NAME)	Citicorp Homeowners, Inc. (NAME)	FH13216 158-03-0
1904 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	080.00
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael S. Shannon and wife, Mary Sue Shannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Alan Koerner and wife, Pamela L. Koerner

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 481 on the plan of Hillsboro Park Section VI, of record in Book 2663, page 95, Register's Office for said county.

Said Lot No. 481 fronts 218.0 feet on the easterly margin of Kingsbury Drive and extends back 330.0 feet on the northerly line and 520.0 feet on the southerly line to a dead line in the rear, measuring 289.2 feet thereon.

Being the same property conveyed to Michael S. Shannon and wife, Mary Sue Shannon by deed from E. Brian Brown and wife, Vivian S. Brown of record in Book 6497, page 802, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael S. Shannon and wife, Mary Sue Shannon by Candice Johnson, as their Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

2600

IDENTIFICATION REFERENCE

JUL 30 3 15 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1904 Kingsbury Drive (House Number) (Street) Nashville, TN 37204 (P. O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of July, 1986

Michael S. Shannon
BY: Candice Johnson
Candice Johnson
Attorney-in-Fact

Mary Sue Shannon
BY: Candice Johnson
Candice Johnson
Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Michael S. Shannon and wife,

Mary Sue Shannon

TO

John Alan Koerner and wife,

Pamela L. Koerner

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candice Johnson, with whom I am personally acquainted or proved to me on the basi of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Michael S. Shannon and wife, Mary Sue Shannon as their Attorney-in-Fact as the free act and deed of the within named Michael S. Shannon and wife, Mary Sue Shannon.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1986.

Patricia Spicer Carden
Notary Public

My Commission Expires: 7-18-87

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
			183000.00- CAMT.	
			512.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	518.90-
4181AUG/08/52			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 5 0 0

IDENTIFICATION REFERENCE

Jul 30 3 15 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 277411