Prepared by Comlos + Lawless, P.C.
301 Union St., Suite 1404
American Trust Bldg.
Nashville, Tn. 37201

# WARRANTY DEED

BOOK 6946 PAGE 76

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thaddeus M. Jones, Jr.<br>Suzanne W. Jones<br>(NAME) | Citicorp Homeowners, Inc.<br>(NAME) | 1429,B,871 |
| 871 General George Patton Rd.<br>(STREET ADDRESS OR ROUTE NUMBER) | 670 Mason Ridge Center Drive<br>(STREET ADDRESS) | |
| Nashville, TN 37221<br>(CITY) (STATE) (ZIP) | -- St. Louis, MO 63141<br>(CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ($10.00)

*Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Michael J. Kosser

*have this day bargained and sold, and do hereby transfer and convey unto the said* Thaddeus M. Jones, Jr. and wife, Suzanne W. Jones

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE ATTACHMENT

IDENTIFICATION REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
FELIX Z. WILSON III, REGISTER
Aug 11 3 57 PM '86

30445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 87,500.00

*Subscribed and sworn to before me this the* 11th *day of* August, 19 86

*My commission expires:* 1-21-90 *(Affix Seal)*

*Affiant*

*Notary Public*

*unimproved ( )*
*This is improved (X) property, known as* 871 General George Patton Rd., Nashville, TN 37221
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 11th *day of* August, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael J. Kosser

Michael J. Kosser

Gina R. Kosser

Gina R. Kosser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6946 PAGE 77

*Personally appeared before me* Thomas W. Lawless, *a Notary Public in and for said County and State* Michael J. Kosser and Gina R. Kosser

*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* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 11 *day of* August, *19*86.

Thomas W. Lawless
*Notary Public*

*Commission expires* 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *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* _____*self as* _____.

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

_____
*Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM

Michael J. Kosser

TO

Thaddeus M. Jones and

Suzanne W. Jones

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:
Unit No. 871, together with the Carport designated No. 871-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same proerty conveyed to Michael J. Kosser, unmarried, by deed from Gina L. Rothschild, unmarried, of record in Book 6871, page 456, Register's Office for Davidson County, Tennessee.

Gina Rothschild Kosser joins in this conveyance solely for the transfer of any right or interest she may have in said property.

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

RECEIVED OF _____

FOR _____

BOOK 6946 PAGE 79

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 |
|---|---|---|---|---|
| | | | 875[illegible].00- | CAPT. |
| | | | 245.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 9.00 | MDEED |
| | | | | CHECK 254.50- |
| | | | 8740AC8/11/86 | BAL .0[illegible] |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30445

IDENTIFT REFERENCE

AUG 11 3 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281851