Box 20

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| Donna W. Kean and<br>Steven W. Sharber<br>1330 Quail Valley<br>Nashville, Tn 37214 | Atlantic Coast Mortgage Co.<br>3975 University Drive<br>Fairfax, VA 22030 | 108-12-A<br>44<br>3D87246 |

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**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Citicorp Homeowners Services, Inc.**, have bargained and sold, and by these presents do transfer and convey unto the said **Donna W. Kean and Steven W. Sharber**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31, Unit 44, on the Plan of Quail Valley Condominium, as of record in Plat Book 5200, at page 522 and 523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Citicorp Homeowners Services, Inc. by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6707, Page 437 said Register's Office for said County.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **1330 Quail Valley, Nashville, Tennessee 37214**

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.

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 23 day of April, 1987.

CITICORP HOMEOWNERS, INC.

Citicorp Homeowners Services, Inc.

By: _____

CATHY DAVIS, ASSISTANT SECRETARY

Title Assistant Secretary

Patricia K. Gruenloh, Vice President

STATE OF MISSOURI
COUNTY OF St. Louis

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia K. Gruenloh and Cathy Davis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Patricia K. Gruenloh and Cathy Davis to be the Vice President and Assistant Secretary respectively of Citicorp Homeowners Services, Inc., the within named bargainor, a corporation, and that Patricia K. Gruenloh & Cathy Davis as such Vice President and Assistant Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Patricia K. Gruenloh as Vice President and attesting the same by the said Cathy Davis as Assistant Secretary.

Witness my hand and official seal at Ballwin, Missouri, this 23 day of April, 1987.

NOTARY PUBLIC

CHERYL A PORTENSEN
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS CO.
MY COMMISSION EXP. SEPT 10,1989
ISSUED THRU MISSOURI NOTARY ASSOC.

MY COMMISSION EXPIRES:

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $47,000.00

x Steven L. Shafer
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF _____, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

19675.

IDENTIFICATION REFERENCE

APR 28 1 44 PM '87

RECEIVED WILSON ST REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

**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 |
|---|---|---|---|---|

47000.00- CAMT
131.60 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 139.10-
0831A04/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1967.

IDENTIFICATION REFERENCE

APR 28 1 44 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 74744