WARRANTY DEED

BOOK 7942 PAGE 907

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID W. SEACHRIST (NAME)	CITICORP MORTGAGE, INC. (NAME)	Map 104-16
1908 Sweetbriar Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790009 M.S. 309 (STREET ADDRESS)	Parcel 245
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	F.B.# 24W12300

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, STANLEY F. MOON, SR., unmarried, ~~devisee under the Last Will and Testament of Linda L. Moon~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. SEACHRIST and wife, MARTHA W. TANNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 28 feet of Lot No. 249 and the westerly 37 feet of Lot No. 248 on the Map of Belmont Land Company's Subdivision called "Belmont Heights" of record in Book 421, page 34, Register's Office for said County.

Said parts of said lots adjoin and front together 65 feet on the northerly side of Sweetbriar Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Linda L. Moon by installment deed from Sam D. Hodges, III and wife, Deborah L. Hodges of record in Book 5689, page 751, re-recorded in Book 5690, page 174, said Register's Office. Linda L. Moon has since died and devised said property to Stanley F. Moon, Sr. by Will of record in Will Book 166, page 741, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 16, 1978, in the original principal sum of $33,700.00, payable to Mercantile Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5302, page 673 said Register's Office.

Said Deed of Trust having been assigned to Federal National Mortgage Association by instrument of record in Book 1942, page 906, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 1908 Sweetbriar Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of September, 1989.

Stanley F. Moon, Sr.

STANLEY F. MOON, SR.

FILE BOX 38

BOOK 7942 PAGE 908

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY F. MOON, SR., unmarried, devisee under the Last Will and Testament of Linda L. Moon with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of September, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

67804

IDENTIFICATION REFERENCE

SEP 21 8 10 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6663 09/21 0101 03CHECK 310.60

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1989.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM STANLEY F. MOON, SR., unmarried

TO DAVID W. SPACHRIST and wife, MARTHA W. TANNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 909

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 92000.00
				CON TX 303.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 310.60
				CHECK 310.60
09/21/89		01		08:12 0001 6663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67804

IDENTIFICATION REFERENCE

SEP 21 8 10 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250633