#4909
File Box 38

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WARRANTY DEED

Box 38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES W. BURTON (NAME)	Citicorp Homeowners, Inc. (NAME)	Map 160-9
5416 Forest Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 3
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	FB #OH 15388

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, JAMES CATLIN BARNETT and wife, ANN M. BARNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. BURTON and wife, ANN W. BURTON

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 Lot No. 84 on the Plan of Oak Hill Estates, Section Two, as of record in Plat Book 4460, page 38, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Catlin Barnett and wife, Ann M. Barnett by deed from Myles M. Gray and wife, Marilyn I. Gray of record in Book 6177, page 644, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 4460, page 38, said Register's Office.

12644

IDENTIFICATION REFERENCE

JUN 23 8 30 AM '86

FELIX Z. LASKY, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5416 Forest Acres Drive, Nashville, Tennessee 37220

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 19th day of June, 1986

James Catlin Barnett
JAMES CATLIN BARNETT

Ann M. Barnett
ANN M. BARNETT

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES CATLIN BARNETT and wife, ANN M. BARNETT

the 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 Brentwood, Tennessee this 19th day of June, 1986.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1986.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
JAMES CATLIN BARNETT and wife,
ANN M. BARNETT

TO
JAMES W. BURTON and wife, ANN
W. BURTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

185900.00- CAMT.
483.34 CSTAX
.50 PRFE
6.00 WDEED
CHECK 489.84-
8256A06/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12844

IDENTIFI REFERENCE

JUN 23 8 30 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 261771