Box 8 TL

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THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Dwayne M. Duhon 5024 Marc Drive Nashville, TN 37211	Citicorp Homeowners, Inc. 670 Mason Ridge Center Drive St. Louis, Missouri 63141	MAP 172-6 PARCEL 22 6D-77080

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas M. Magrath and wife, Sharon M. Magrath hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dwayne M. Duhon and wife, Helen S. Duhon hereinafter called the Grantee, Grantee's 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. 28 on the plan of Harvard Estates, Section 2, of record in Book 4675, page 61, Register's Office for said County.

SAID Lot No. 28 fronts 146.00 feet on the easterly margin of Marc Drive and extends back 249.86 feet on the northerly line and 252.39 feet on the southerly line to a dead line in the rear, measuring 209.21 feet thereon.

Being the same property conveyed to Thomas M. Magrath and wife, Sharon M. Magrath by deed from Lyle M. Blankenship and wife, Judith S. Blankenship of record in Book 6307, page 232, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4681, page 75, said Register's Office, and to the matters set forth in the above referenced plan of record.

RECEIVED FOR RECORD
JUL 17 9 54 AM '86
DAVID M. CRAIGMILES
REGISTER DAVIDSON COUNTY
TENNESSEE

This is (un)improved property, known as 5024 Marc Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of June, 1986.

Sharon M. Magrath
Sharon M. Magrath

Thomas M. Magrath
Thomas M. Magrath

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 1986, before me personally appeared Thomas M. Magrath and wife, Sharon M. Magrath, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 162,000.00.

Dwayne M. Duhon
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

from:
Thomas M. Magrath and wife, Sharon M. Magrath

to:
Dwayne M. Duhon and wife, Helen S. Duhon

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

162000.00- CAMT.
453.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 460.10-
8311A07/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21455

IDENTIFICATION REFERENCE

JUL 17 9 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 271668