Box 8 c g

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

ADDRESS NEW OWNER:
Perry A. Michel
1205 Bedfordshire Court
Nashville, TN. 37221

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 142-16-0
PARCEL 59
9D 79201

WARRANTY DEED BOOK 6937 PAGE 237

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, Y & F Enterprises, a partnership of Fred Yazdian and Harry Friedman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Perry A. Michel and wife, Alda L. Michel and Lula F. Nichols, unmarried 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. 59 on the plan of Devon Park Phase Two, of record in Book 6250, page 432, Register's Office for said County.

SAID Lot No. 59 fronts 51.01 feet on the westerly margin of Bedfordshire Court and extends back 180.51 feet on the southerly line and 143.31 feet on the northerly line to a dead line in the rear, measuring 116.68 feet thereon.

Being the same property conveyed to Y & F Enterprises by deed from STM Devon Park Partnership of record in Book 6555, page 15, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6176, page 7, Book 6541, page 542, said Register's Office, and to the matters set forth in the above referenced plan of record.

27.45 IDENTIFICATION REFERENCE
AUG 1 2 21 PM '86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 1205 Bedfordshire Court, Nashville, TN. 37221.

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 31st day of July, 19 86

Y & F Enterprises
By: Partner
Fred Yazdian

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19__, before me personally appeared _____, 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 _____ free act and deed.

5315

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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 ~~him~~self to be the President (or other officer authorized to execute the instrument) of the _____ Y & F Enterprises, 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 ~~him~~self as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of July, 19 86.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 197,000.00.

Perry A. Michel
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the partner of Y & F Enterprises, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner. Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of July, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Y & F Enterprises

to:
Perry A. Michel and Lula F. Nichols

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

TN 25543

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

RECEIVED OF _____

FOR _____ BOOK 6937 PAGE 239

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
			197000.00- CAMT.	
			551.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 558.10-	
			5315A08/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27458

IDENTIFICATION REFERENCE

Aug 1 2 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278521