FILE BOX 8, jcb

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

ADDRESS NEW OWNER:
Gilbert K. Cart
7207 Birch Bark Drive
Nashville, TN 37221

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
142-11-091
9D-25515

WARRANTY DEED

BOOK 6965 PAGE 714

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,

Daniel J. Fleming, III and wife, Karen M. Fleming

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gilbert K. Cart and wife, Shelia F. Cart

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. 31 on the plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for said County.

SAID Lot No. 31 fronts 111.0 feet on the easterly margin of Birch Bark Drive and extends back 223.46 feet on the northerly line and 206.93 feet on the southerly line to a broken line in the rear, measuring 82.92 feet thereon.

Being the same property conveyed to Daniel J. Fleming, III and wife, Karen M. Fleming by deed from Robert L. Kearns and wife, Sandra K. Kearns of record in Book 5753, page 455, Register's Office for Davidson County, Tennesee.

The property herein conveyed is subject to restrictive covenants of record in Book 3833, page 789, and amended in Book 3838, page 501, said Register's Office, and to the matters set forth in the above referenced plan of record.

37377

IDENTIFICATION REFERENCE

SEP 2 1 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 7207 Birch Bark Drive, 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 28th day of August, 19 86.

Karen M. Fleming

Daniel J. Fleming, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of August, 19 86, before me personally appeared Daniel J. Fleming, III and wife, Karen M. Fleming, 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 AT LARGE

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6965 PAGE 715

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 $ 105,000.00.

Gilbert K. Cart
Affiant

Subscribed and sworn to before me, this the 28th day of August, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

from:
Daniel J. Fleming, III and wife,
Karen M. Fleming

to:
Gilbert K. Cart and wife, Shelia F. Cart

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-25570

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6965 PAGE 716

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

185000.00- CAMT.
294.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 300.50-
6670A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37377

IDENTIFICATION REFERENCE

SEP 2 1 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289601