ADDRESS (NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James T. Talley	Citicorp Homeowners, Inc.	104-12--43
(NAME)	(NAME)	
Unit 3, Chardonnay Condominiums	670 Mason Ridge Center Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	St. Louis, Mo 63141	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6970 PAGE 781

For and in consideration of the sum of ten and no/100 ($10.00) DOLLARS

Cash in hand and other good and valuable considerations, the receipt of which in hereby acknowledged.

We, Charter Development Company, a Tennessee general partnership, have bargained and sold, and by these presents do transfer and convey unto the said James T. Talley, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Chardonnay Condominiums of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee to which plan of reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charter Development Company, a Tennessee General Partnership by deed from Cumberland Development Group, Inc. of record in Book 6633, page 871, and by Quitclaim deed from Robert B. Sneed, Jr., James R. Overby, and William B. Young of reocrd in Book 6758, page 145 and Book 6632, page 816, Register's Office for Davidson County, Tennessee.

39197

IDENTIFICATION REFERENCE

SEP 5 12 37 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

$.50 U.S.

unimproved ( )
This is improved (X) property, known as Unit 3, Chardonnay Condominiums
(House Number) (Street)

Acklen Avenue (P. O. Address) Nashville (City or Town) Tennessee 37212 (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of September, 1986.

Charter Development Company

BY: William B. Young, Partner

BOOK 6970 PAGE 782

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Jeffrey W. Combs, a Notary Public in and for said County and State, the within named Charter Development Company, A General Partnership, By William B. Young

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 3rd day of September, 1986.

My commission expires 1-31-90 Notary Public Jeffrey W. Combs

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 85,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James T. Talley

Sworn to and subscribed before me this 3rd day of September, 1986.

My commission expires 1-31-90 Notary Public Jeffrey W. Combs

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address
Combos & Lawless, P.C.	1404 American Trust Bldg. Nashville, TN 37201

WARRANTY DEED
09/05 04:50
CHECK
$21.00

FROM Charter Development Company

TO James T. Talley

Combos & Lawless, P.C.
American Trust Building
Suite 1404
301 Union Street
Nashville, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6970 PAGE 783

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

85000.00 CAMT.
238.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 244.50
864BA09/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

291 97.

IDENTIFICATION REFERENCE

SEP 5 12 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 291540