File

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:
Reginald A. Gaulle, Jr. 971 Windrowe Drive Nashville, TN. 37205	Citicorp Homeowners, Inc. 670 Mason Ridge Center Drice St. Louis Missouri 63141	MAP 115-06 PARCEL 005 8DZ-66720

WARRANTY DEED

BOOK 7023 PAGE 797

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, Eleanor Verdel Nelson Flanigen, George Joseph Flanigen, IV and Eleanor Flanigen Glenn hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto REGINALD A. GAULLE, JR. and wife, PATRICIA H. GAULLE 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. 21 on the plan of Section Two, West Meade Hills, of record in Book 2900, page 98, Register's Office for said County.

SAID Lot No. 21 fronts 105 feet on the westerly margin of Windrowe Drive and extends back 384.25 feet on the northerly line and 389.0 feet on the southerly line to a dead line in the rear, measuring 105.5 feet thereon.

BEING the same property conveyed to John K. Flanigen, Jr. and wife, Eleanor N. Flanigen by deed from John B. Downey and wife, Miriam Downey of record in Book 3181, page 39, said Register's Office. John K. Flanigen, Jr. and Eleanor N. Flanigen having since divorced by final decree of the Fourth Circuit Court, Docket No. 80640 in Minute Book 100A, page 477, Circuit Court Clerk's Office for said County, a certified copy of which is of record in Book 5702, page 401, said Register's Office, said decree divests subject property out of John K. Flanigen, Jr. and into Eleanor N. Flanigen and the three children. *

The property herein conveyed is subject to the restrictive covenants of record in Book 3097, page 485, said Register's Office, and to the matters set forth in the above referenced plan of record.

*John Martin Flanigen, Jr. has conveyed his interest in subject property to Eleanor Verdel Nelson Flanigen by Quitclaim Deed which is being recorded simultaneously herewith.

This is (un)improved property, known as 971 Windrowe Drive, Nashville, TN. 37205.

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 2nd day of July, 1986.

Eleanor Verdel Nelson Flanigen
Eleanor Verdel Nelson Flanigen

George Joseph Flanigen, IV
George Joseph Flanigen, IV

Eleanor Flanigen Glenn
Eleanor Flanigen Glenn

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of July, 19 86 before me personally appeared Eleanor Verdel Nelson Flanigen, George Joseph Flanigen, IV & Eleanor Flanigen Glenn, 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 thatt he yexecuted the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE

BOOK 7023 PAGE 798

STATE OF TENNESSEE
COUNTY OF _____

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00 .

Tanya Loper
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1986

_____
Notary Public

My Commission Expires: 10-2-88

WILKINS NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

from:

Eleanor Verdel Nelson Flanigen,
George Joseph Flanigen, IV
and Eleanor Flanigen Glenn
to:

Reginald A. Gaulle, Jr. and wife,
Patricia H. Gaulle

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25070

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
FELIX Z. WILSON, REGISTER
86 OCT 29 PM 12 49

IDENTIFICATION REFERENCE

5 7 7 2 7

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

RECEIVED OF _____

FOR BOOK 7023 PAGE 799

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

108000.00- CONT.
302.40 CSTAX
.50 PRFE
6.00 WDED
CHECK 308.90-
9748A 10/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 7 2 7

IDENTIFICATION REFERENCE

Oct 29 12 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.05870