4741 File Box 38

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP PARCEL NUMBERS
FLORENCE E. BECTON (NAME)	CITYFED MORTGAGE COMPANY (NAME)	Map 60-3
3105 A Brickdale Lane (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 155
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	FB# 12DZ-29768

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AEBY PROPERTIES , a sole proprietorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORENCE E. BECTON and SUSIE B. TALLEY, both unmarried

AS JOINT TENNANTS with right of suvivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 8A on the Plan of Zone Lot Division, Lot 8, Section One, Creekwood Estates, as of record in Plat Book 5200, page 439, amended in Plat Book 6200, page 57 and amended in Book 6200, page 511, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams by deed from Creekwood Developers, Inc. and Creekwood Associates, a partnership of record in Book 6202, Page 655, Register's Office for Davidson County, Tennessee. By Notice of Termination of Partnership of record in Book 6436, page 18, Victor G. Aeby, Jr. acquired sole ownership of said partnership.

This conveyance is made subject to: (1) Restrictions of record in Book 6225, page 335 and in Book 6300, page 251; (2) Right-of-Way of record in Book 1642, page 142; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 439, amended in Plat Book 6200, page 57 and Plat Book 6200, page 511, said Register's Office.

6078

IDENTIFICATION REFERENCE

NOV 6 10 54 AM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3105 A Brickdale Lane, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of October, 1986.

AEBY PROPERTIES
By: Victor G. Aeby, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR G. AEBY, JR.

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, Tennessee, this 28th day of October, 19 86.

My commission expires 1/10/89 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 86

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

AEBY PROPERTIES

TO

FLORENCE E. BECTON and SUSIE B. TALLEY, both unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

4/41 File Box 38
TN# 061750-4

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

45050.00- CONT.
128.24 CSTAX
.50 PRFEE
6.00 MISC
CHECK 134.74-
3159A1 11/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 7 7 8

IDENTIFICATION REFERENCE

Nov 6 10 54 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 09207