Box 8 cg

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

ADDRESS NEW OWNER:
James David Shulman
3516 Hampton Avenue
Nashville, TN. 37215

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 117-5
PARCEL 92
7DA-24160

WARRANTY DEED

BOOK 7056 PAGE 436

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, Robert E. Russell and wife, Georgianna W. Russell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James David Shulman and wife, Lori Anne Shulman 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 the westerly 40 feet of Lot No. 3 and all of Lot No. 2 on the plan of Sharber's Home Tract, not of record and being described according to a survey of John Kohl & Company, P. C. Tennessee No. 100, dated November 18, 1986, as follows:

SAID portion of Lot No. 3 and Lot 2 together fronts 130 feet on the northerly margin of Hampton Avenue and extends back between parallel lines a distance of 250 feet to a line in the rear.

Being the same property conveyed to Robert E. Russell and wife, Georgianna W. Russell by deed from Harold R. Snedcof and wife, Melanie Snedcof of record in Book 5302, page 520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6863 0
IDENTIFICATION REFERENCE
DEC 2 11 57 AM '86
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 3516 Hampton Avenue, Nashville, TN. 37215.

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 1st day of December, 19 86.

Georgianna W. Russell
Georgianna W. Russell

Robert E. Russell
Robert E. Russell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of December, 19 86, before me personally appeared Robert E. Russell and wife, Georgianna W. Russell, 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: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7056 PAGE 437

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 $ 385,000.00.

James David Shulman
Affiant

Subscribed and sworn to before me, this the 1st day of December, 1986.

My Commission Expires: Nov 4 1987

Christy Wilkins
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Robert E. Russell and wife,
Georgianna W. Russell

to:
James David Shulman

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

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

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 438

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

3050 . D- CASH
1078.50 CHECK
.50 PRFEE
6.00 MOR
CHECK 1084.50-
3050X12/02/86 SAL .7

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68630

IDENTIFY REFERENCE

DEC 2 11 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 17882