BOOK 7056 PAGE 675 FILE IN BOX #4

FORM NO. WD-1
#86-11-34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Lesa Cart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF November, 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
LESA CART , etvir JERRY B. CART (NAME)	CITICORP HOMEOWNERS, INC. Attention: Tax Department (NAME)	MAP 155-8A
6109 Tuliptree Lane (STREET ADDRESS OR ROUTE NUMBER)	M.S. 309 P. O. Box 790009 (STREET ADDRESS)	PARCEL 24
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	#9D-79307

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, WE, THE RICHTER COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESA CART and husband, JERRY B. CART

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 24 on the Plan of Poplar Creek Estates, Phase 1, of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Tuliptree Court, said point being the common corner of Lots Nos. 23 and 24; thence, with the line between said two lots southwardly 120 feet to a point; thence, westwardly 155.44 feet to the southeasterly margin of Tuliptree Lane; thence, with the southeasterly margin of said Tuliptree Lane, northwardly 81.56 feet to the beginning of a curve; thence, around said curve to the right 50.96 feet to the southerly margin of Tuliptree Court; thence, with the southerly margin of said Tuliptree Court, eastwardly 48.46 feet to the point of beginning.

BEING part of the same property conveyed to The Richter Company, Inc., by Deed from Poplar Creek Development Co., of record in Book 6846, Page 133, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6474, Page 346, amended in Book 6486, Page 587, and Book 6474, Page 354, and amended in Book 6486, Page 588, and contained in the Deed of record in Book 5349, Page 921, said Register's Office; Declaration of Covenants, Conditions and Restrictions, including but not limited to liens for assessment of record in Book 6662, Page 433, said Register's Office; and Storm Detention Agreement of record in Book 6613, Page 705, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantee herein.

unimproved (X)
This is improved (X) property, known as 6109 Tuliptree Lane, Nashville, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness his hand this 24th day of November, 1986

THE RICHTER COMPANY, INC.
By: Robert Douglas Richter, Pres.
ROBERT DOUGLAS RICHTER, President

12/02 378.52 - CHECK

2120

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Peter Weiss a Notary Public in and for the State and County aforesaid, personally appeared ROBERT DOUGLAS RICHTER

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the THE RICHTER COMPANY, INC. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 1986.

_____ Notary Public

Commission Expires 2/19/88

WARRANTY DEED

FROM
THE RICHTER COMPANY, INC.

TO
LESA CART and husband, JERRY B. CART

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

68683

IDENTIFICATION REFERENCE

DEC 2 1 30 PM '86

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

13850.00- CONTR
372.00 STATE
.50 PRFEE
6.00 MORTG
CHECK 378.50-
12/02/86 TNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68683

IDENTIFICATION REFERENCE

DEC 2 1 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No17942