BOOK 7085 PAGE 614

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 158500.00

Subscribed and sworn to before me, this the 19 day of December 19 86

Affiant

My commission expires: 1-10-89 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Richard E. Stewart	CITICORP HOMEOWNERS, INC.
7105 Poplar Creek Trace (STREET ADDRESS)	Attn: Tax Department M.S. 309 P.O. Box 790009 (STREET ADDRESS)
Nashville, Tennessee 37221 (CITY STATE ZIP)	St. Louis, MO 63179-0009 (CITY STATE ZIP)

MAP & PARCEL NO 155-8-A 45 co.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Morris Eshaghpour Contracting Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Richard E. Stewart and wife, Jeanette L. Stewart

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 45 on the Plan of Subdivision for Phase 1, Poplar Creek Estates, of record in Plat Book 6250 at page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Morris Eshaghpour Contracting Corporation by deed recorded in Book 6815 at page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

77663

IDENTIFT REFERENCE

Dec 30 1 33 PM '86

DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 7105 Poplar Creek Trace, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 19 day of December 19 86

Morris Eshaghpour Contracting Corp.

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE,TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for said State and County aforesaid, personally appeared MORRIS ESHAGHPOUR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, acknowledged himself to be the President of Morris Eshaghpour Contracting Corporation, the within named bargainor, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purpose therein contained.

My Commission Expires:
1-10-89

Notary Public

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77663

IDENTIFI REFERENCE

Dec 30 1 33 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 28015