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:
Arthur J. Dyer
899 Thompson Ave.
Nashville, TN. 37204

MORTGAGEE:
Citicorp Homeowners, Inc.
Attn: Tax Department
M.S. 309, P.O. Box 79009
St. Louis, Missouri 63179-0009

MAP-PARCEL NUMBERS:
MAP 132-05
PARCEL 0040.00
OH 06423

WARRANTY DEED

BOOK 7126 PAGE 913

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, David D. Maddux, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arthur J. Dyer and wife, Julia B. Dyer 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. 47 and part of Overton Avenue, now closed, lying adjacent to said Lot 47 on the plan of Brookhaven Estates, of record in Book 1835, pages 49, 50 & 51, Register's Office for said County.

SAID Lot No. 47 and portion of Overton Avenue, now closed, adjoin and together front 200 feet on the westerly margin of Thompson Avenue and extend back 419.8 feet, more or less, on the broken northerly line and 429.3 feet, more or less, on the southerly line to a dead line in the rear, measuring 77.0 feet, more or less, thereon.

Being the same property conveyed to David D. Maddux and wife, Karen W. Maddux by deed from Clayborne T. McLemore, Jr., and wife, Margaret L. McLemore of record in Book 4779, page 907, said Register's Office. David D. Maddux and Karen W. Maddux were divorced by the Fourth Circuit Court for Davidson County, Tennessee, Case No. 83D-2916. Pursuant to the Final Decree and Property Settlement Agreement, title to subject property shall be divested out of Karen W. Maddux and vested solely in David D. Maddux. The grantor herein conveys all grantor's title in that portion of the above described property lying with the boundary of Overton Avenue, now closed, but does not warrant the quality or nature of grantor's title thereto.

The property herein conveyed is subject to restrictive covenants of record in Book 1969, page 609, Book 1786, page 501, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~is~~) improved property, known as 899 Thompson Ave., Nashville, TN. 37204.

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 February, 19 87.

David D. Maddux

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of February, 19 87, before me personally appeared David D. Maddux, unmarried, 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 his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 164,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 1987.

My Commission Expires: Nov 1, 1987

_____
Notary Public

90186

IDENTIFICATION REFERENCE

FEB 4 9 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
David D. Maddux, unmarried

to:
Arthur J. Dyer and wife, Julia B. Dyer

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

TN 26219

Box 8 cg

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

RECEIVED OF _____

FOR _____

BOOK 7126 PAGE 915

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

16450.00- CAMT.
460.10 CSTAX
.50 PRFEE
6.00 WDE 2461.10
CHECK ~~460.10~~
042CA01/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 460.10- CSTAX
460.60 CSTAX
CHOKE 460.60
2/4/87 DR

90186

IDENTIFICATION REFERENCE

FEB 4 9 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 41873