File #6168

FILE BOX 38

WARRANTY DEED

BOOK 7342 PAGE 171

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRET D. ARNOLD (NAME)	CITICORP HOMEOWNERS INC. ATTN: TAX DEPT. (NAME)	MAP 160-13-D
5716 Stonebrook Drive (STREET ADDRESS OR ROUTE NUMBER)	M. S. 309, P. O Box 790012 (STREET ADDRESS)	PARCEL 9
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0012 (CITY) (STATE) (ZIP)	FBN 6DU79516

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, CHARLES M. FLOWERS, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRET D. ARNOLD and JEANINE D. ARNOLD, both unmarried, joint tenants with the 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 Unit No. 5716 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plat Book 5200, pages 376 & 377, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles M. Flowers, Jr., unmarried, by deed from Fred B. Peek and wife, Jo Ann M. Peek of record in Book 6592, page 166, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed and By-Laws of record in Book 5818, page 915, amended in Book 5868, page 70; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 376 & 377, said Register's Office.

SEP 2 9 23 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

61634

unimproved ( ) This is improved (XX) property, known as 5716 Stonebrook Drive, Brentwood, Tennessee 37027

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 31st day of August, 1987.

Charles M. Flowers

CHARLES M. FLOWERS, JR.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, 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 _____, this _____ day of _____, 19____.

My commission expires_____ 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles M. Flowers, Jr., unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of August, 1987.

_____
Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 87

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

_____
Notary Public

WARRANTY DEED

FROM

CHARLES M. FLOWERS, JR., unmarried

TO

BRET D. ARNOLD and
JEANINE D. ARNOLD, both unmarried,

joint tenants with the right of suvivorship

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7342 PAGE 173

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			64000.00- CAMT.	
			79.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			~~CHECK 85.10~~	
			~~8406A09/02/87 BAL .00~~	
	VD		179.20- CSTAX	
			179.20 CSTAX	
			RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CSTAX	
	VD		.50 PRFEE	
			.50- PRFEE	
			~~CHECK 179.20~~	
			~~8405A09/02/87 BAL .00~~	
			179.20 CSTAX	
			CHECK 185.10-	
			8406A09/02/87 BAL .00	

61634.

IDENTIFICATION REFERENCE

SEP 2 9 23 AM '87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 12175