File Box 8 pb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jozef L. Nuyens, Jr.	Citicorp Mortgage, Inc.	145-13
5409 Sassafras Place	670 Mason Ridge Center Drive	034
Nashville, TN	St. Louis, MO 63141	FH 23785

WARRANTY DEED BOOK 7962 PAGE 197

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, James M. Edwards and wife, Christi A. S. Edwards hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jozef L. Nuyens, Jr. 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. 1, on the Plan of the Resubdivision of Lot 3 as shown on the Plat of the Resub of Lots 3 and 4 Sassfras, of record in Book 6900, page 166, Register's Office for said County.

BEGINNING at a point, the same being the common northeasterly corner of Lot No. 1 and the northwesterly corner of Lot No. 2 on said plan and the southerly margin of Lot No. 161, Tyne Valley Estates, Section 9 of record in Book 3700, page 65, said Register's Office; thence with the line between said Lot No. 1 and said Lot No. 161, S 79 degrees, 19 minutes, 24 seconds E, 284.67 feet to an iron pin; thence N 34 degrees, 57 minutes 32 seconds E, 366.03 feet; to an iron pin; thence N 60 degrees, 57 minutes, 57 seconds E, 120.00 feet to an iron pin; thence N 2 degrees, 21 minutes, 22 seconds E, 144.18 feet to an iron pin; thence S 60 degrees, 57 minutes, 56 seconds W, 397.93 feet to an iron pin; thence N 59 degrees, 58 minutes, 33 seconds W 80.13 feet to an iron pin; thence N 44 degrees, 09 minutes, 10 seconds E, 3.46 feet to an iron pin; thence N 45 degrees, 53 minutes, 33 seconds W, 35.03 feet to an iron pin; thence N 41 degrees, 28 minutes, 01 seconds E, 28.17 feet to an iron pin; thence N 44 degrees, 44 minutes, 33 seconds W 17.30 feet to an iron pin thence S 88 degrees, 56 minutes, 06 seconds W 23.02 feet to an iron pin thence N 21 degrees, 58 minutes 05 seconds E, 384.24 feet to the point of beginning.

BEING the same property conveyed to James M. Edwards by quitclaim deed from Nancy Ellen Edwards of record in Book 6488, page 393, Register's Office for Davidson County, Tennessee.

This is (~~an~~) improved property, known as 5409 Sassafras Place, Brentwood, TN 37027.

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 16th day of October, 1989.

Christi A. S. Edwards

James M. Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of October, 1989, before me personally appeared James M. Edwards and wife, Christi A. S. Edwards, 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
STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7962 PAGE 198

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 $ 290,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of October, 1989.

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS IV NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

Continuation of Warranty Deed

The property herein conveyed is subject to restrictive covenants of record in Book 5304, page 838 and Book 5376, page 800, said Register's Office, and to the matters set forth in the above referenced plan of record. It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Citicorp Homeowners, Inc., of record in Book 6912, page 183, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

WARRANTY DEED

from:
James M. Edwards and wife, Christi A. S. Edwards

to:
Jozef L. Nuyens, Jr.

6414 10/17 0101 03CHECK 964.00

FELIX Z. WILKINS
DAVIDSON COUNTY REGISTER
OCT 17 2 47 PM '89

IDENTIF. REFERENCE

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

7 4 08

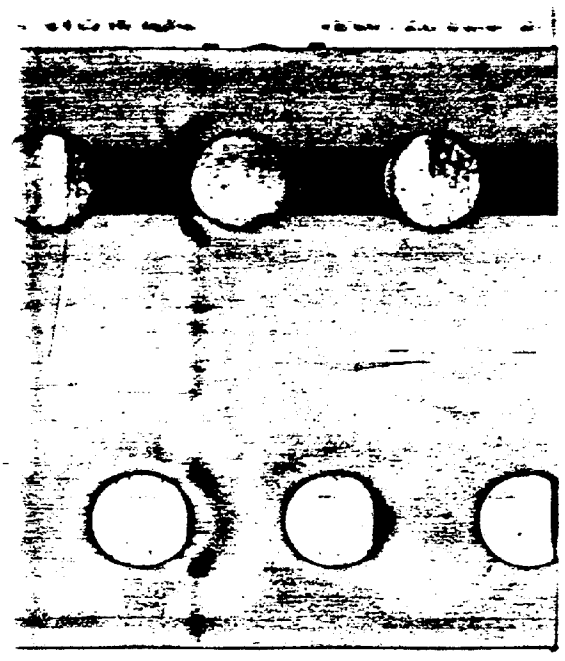
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7962 PAGE 199



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 290000.00
				CON TX 957.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 964.00
				CHECK 964.00
10/17/89		01		14:50 0001 6414

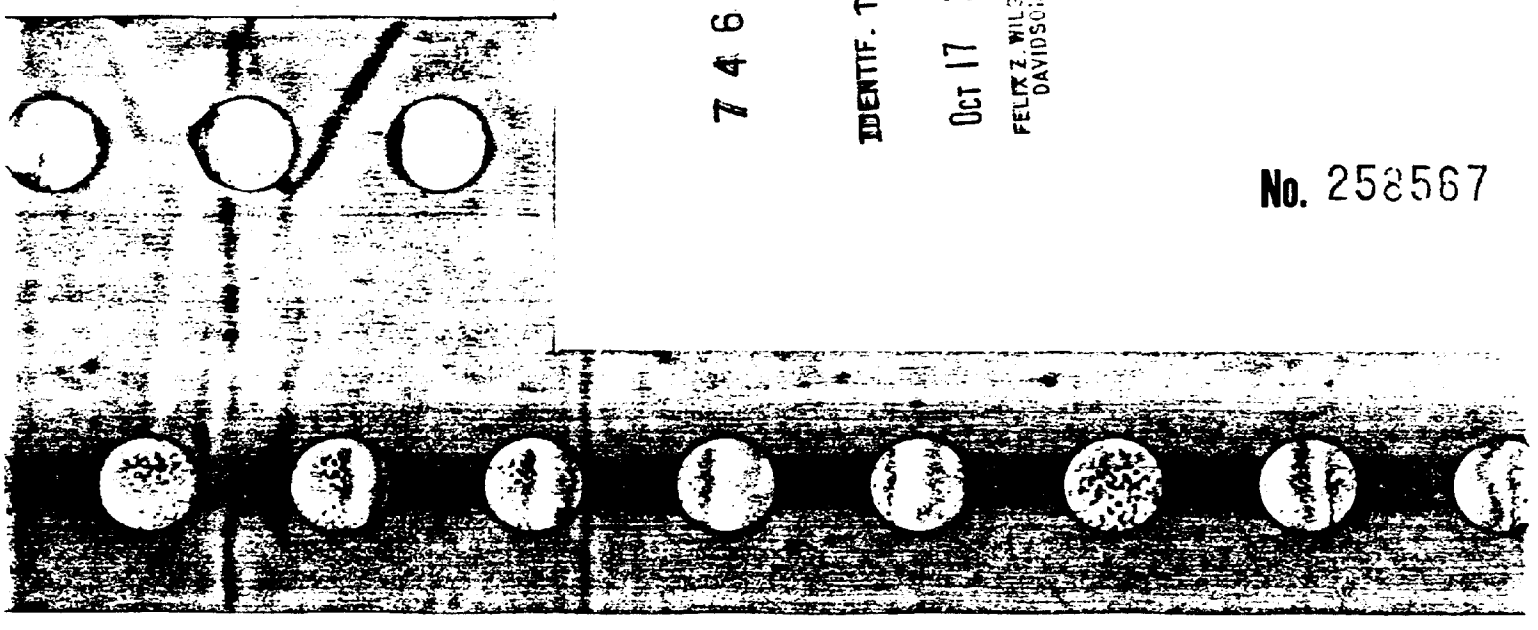
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 6 0 3

IDENTIF. TREFERENCE

Oct 17 2 47 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.



No. 258567