Filed 8/pb

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

BOOK 7985 PAGE 708

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Gregory Charles Bagwell	Citicorp Mortgage, Inc.	142-11
7128 Birch Bark Drive		139
Nashville, TN 37221	670 Mason Ridge Center Drive	09D 25186
	St. Louis, MO 63141	

WARRANTY DEED

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, Dale Steven Carmichael and wife, Phyllis Jean Carmichael hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gregory Charles Bagwell and wife, Jacquelyn B. Bagwell 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:

TRACT NO. I: Land in Davidson County, Tennessee, described as follows:

BEGINNING at a point, being the northeast corner of Lot & Valley West Subdivision, Section 5 of record in Book 4175, page 64, Register's Office for Davidson County, Tennessee; thence North 75 degrees 54 minutes 50 seconds East 137.05 feet to a point; thence South 43 degrees 26 minutes West 130 feet to a point; thence North 35 degrees 30 minutes West 75.0 feet the point of beginning, this latter line being the same line as the northerly 75 feet of the easterly border of Lot No. 6 of Valley West Subdivision, Section 5, above referred to. (This area is marked by Surveyor's Metal Rods at all corners.)

TRACT NO. II: Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Valley West, Section 5, as of record in Book 4175, page 64, as corrected by surveyors correction to certain lots in Section V, of record in Book 4485, page 36, Register's Office for said County.

SAID Lot No. 7 fronts 79.55 feet on the northerly side of Birch Bark Drive and extends back 99.77 feet on the westerly line and 119.56 feet on the easterly line to a dead line in the rear, which is a broken line, measuring a total of 169.27 feet thereon.

BEING the same property conveyed to Dale Steven Carmichael and wife, Phyllis Jean Carmichael by deed from Albert J. Zellhuber and wife Dorothy L. Zellhuber of record in Book 5240, page 632, Register's Office for Davidson County, Tennessee.

This is (~~xxx~~)improved property, known as 7128 Birch Bark Drive, Nashville, TN 37221.

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 15th day of November, 1989.

Phyllis Jean Carmichael
Phyllis Jean Carmichael

Dale Steven Carmichael
Dale Steven Carmichael

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of November, 1989, before me personally appeared Dale Steven Carmichael and wife, Phyllis Jean Carmichael, 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/she executed the same as their free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

[redacted]

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 $ 122,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of November, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

FELIX Z. [illegible]
REGISTER
DAVIDSON COUNTY TN.

Nov 16 2 59 PM '89

IDENTIF. REFERENCE

86998

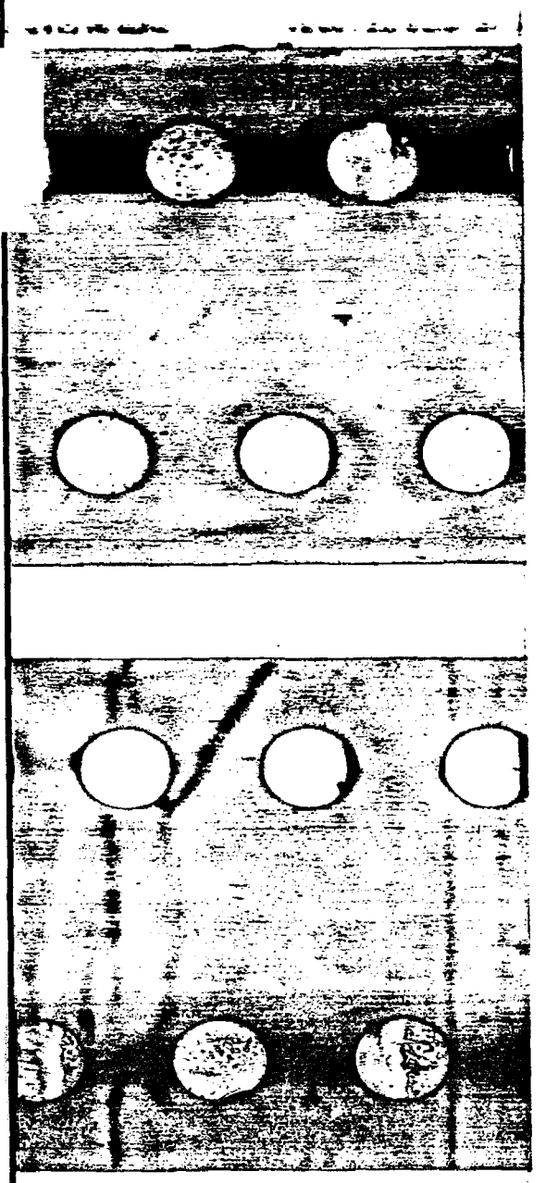
WARRANTY DEED

from:
Dale Steven Carmichael and wife,
Phyllis Jean Carmichael

to:
Gregory Charles Bagwell and wife,
Jacquelyn B. Bagwell

5145 11/16 0101 03CHECK 409.60

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



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

RECEIVED OF _____

FOR _____

BOOK 7985 PAGE 710

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
				CAMT 122000.00
				CON TX 40.20
				PRFEE 1.00
				VOID
				CON TX 40.20-
				CON TX 402.60
				WDEED 6.00
				TOTAL 409.60
				CHECK 409.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/16/89 14:57 0001 5145

82698

IDENTIF. REFERENCE

Nov 16 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 267969