04-64--1867-2

THIS DEED PREPARED BY:
J. C. DALE, JR., ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Post Office Box 2868
Nashville, Tennessee 37219

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ADDRESS NEW OWNERS AS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
DONALD RAY DeMARCUS AND WIFE, JAN SHERRIE DeMARCUS 268 Madison Boulevard Madison, Tennessee 37115	Security Federal 4235 Hillsboro Road Nashville, Tennessee 37215	52-1 218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY-SIX THOUSAND AND NO/100 ($46,000.00) DOLLARS cash in hand paid by DONALD RAY DeMARCUS AND WIFE, JAN SHERRIE DeMARCUS, herein called "GRANTEES", to the undersigned DON L. BODAMER, CONSERVATOR FOR MISS LUCY PIERCE, herein called "GRANTOR" the said GRANTOR has bargained and sold and by these presents does transfer and convey unto the said GRANTEES their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel or tract of real estate in the Eleventh (11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 17 of Block E on the Map of the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 17 fronts 77.5 feet on the southerly side of Madison Boulevard and runs back 176.3 feet on the westerly line and 128.3 feet on the easterly line, along the westerly margin of Walnut Avenue, to the north line of Lot No.18 on which it measures 66.6 feet more or less.

Being the same property conveyed to the Federal Housing Commissioner of Washington, D. C., his successors and assigns, by deed dated December 23, 1963, and recorded in Book 3678, Page 193, Register's Office for Davidson County, Tennessee, and conveyed to Ray Rosser (unmarried lady) by deed of the Federal Housing Commissioner recorded June 16, 1964 in Book 3768, Page 243, said Register's Office.

Said property was devised to Lucy Pierce by Will of Ray Rosser, deceased probated November 14, 1978 by Order of the Probate Court of Davidson County, Tennessee, recorded in Minute Book 256, Page 75 of the Minutes of that Court.

The Decree of the Chancery Court, Part III for Davidson County, Tennessee entered January 1, 1983, in Minute Book 22, Page 102, construed Item Two of the Will of Ray Rosser, deceased to vest in Lucy Pierce a life estate in the above-described real property, but that "the further language of said Item which gave her 'full power to occupy, use, sell, consume and dispose of any and all of said properties for her own use if by her deemed to be necessary', gave Miss Pierce an unlimited power of disposition of said property during her lifetime."

This is improved property,known as 268 Madison Boulevard, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And said

GRANTOR does covenant with the said GRANTEES on behalf of his said Ward, insofar as he is authorized to do so under the Decrees of the Court in the proceeding in the Chancery Court, Part III at Nashville, Tennessee styled Don L. Bodamer v. Lucy Pierce, et al, Rule No. 82-1785-III that his said Ward is lawfully seized and possessed of said property with lawful right to convey the same, and that it is unencumbered except for 1984 Property Taxes. And said GRANTOR does further covenant and bind himself in his fiduciary capacity and his Ward and her heirs and representatives to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand at Nashville, Tennessee this 19th day of June, 1984.

DON L. BODAMER, CONSERVATOR
FOR LUCY PIERCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Carolyn B Smith, a Notary Public in and for said State and County, the within named DON L. BODAMER with whom I am personally acquainted, and who, upon oath, acknowledged himself to be CONSERVATOR FOR LUCY PIERCE, the bargainor, and that he as such CONSERVATOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 1984.

Carolyn B Smith
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER AND VALUE OF THE PROPERTY IS $46,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 19th DAY OF June, 1984.

Carolyn B Smith
Notary Public

My Commission Expires: 11-1-87

I30295

IDENTIF. REFERENCE

JUN 20 9 56 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 125.10-
6417A06/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 30295

IDENTIF. REFERENCE

JUN 20 9 55 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0045675