File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6621 PAGE 348

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Mattie Mae Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Mattie Mae Walton and	Security Financial and Mortgage Corporation	82-07
Augusta Reed (NAME)	(NAME)	
641 Lischey Avenue	P. O. Box 31912	377
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	St. Louis, Missouri 63131	20W26090
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, John T. Avent and wife, Jacqueline H. Avent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mattie Mae Walton and Augusta Reed

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 21 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County.

Said Lot No. 21 fronts 18.33 feet on the easterly side of North Fourth Street, now known as Lischey Avenue, and extends back 159.16 feet on the northerly line and 159.14 feet on the southerly line to a dead line in the rear, which is an alley, measuring 18.33 feet thereon.

Being the same property conveyed to John T. Avent and wife, Jacqueline H. Avent by deed from Theodore R. Bunch and wife, Johnnie B. Bunch of record in Book 3893, page 427 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 641 Lischey Avenue, (House Number) (Street) Nashville, Tenn. 37207 (P. O. Address) (City or Town) (Postal Zip)

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 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 ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand this 31st day of July, 1985

John T. Avent by Doralyn Lemon - Atty in Fact
John T. Avent

Jacqueline H. Avent by Doralyn Lemon - Atty In Fact
Jacqueline H. Avent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 1985, before me personally appeared Dorothy Dumas, to me known to be the person who executed the foregoing instrument in behalf of John T. Avent and his wife, Jacqueline H. Avent, and acknowledged that she executed the same as the free act and deed of the said John T. Avent and wife, Jacqueline H. Avent.

My Comm. expires: 4/20/86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

25635

WARRANTY DEED

FROM

John T. Avent et ux

Jacqueline H. Avent

Mattie Mae Walton

~~Augusta Reed~~

IDENTIFI REFERENCE

AUG 2 3 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6621 PAGE 350

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20[illegible].00- CANT.	
			52.00 CSTAX	
			.50 PREE	
			6.00 WDED	
			CHECK	58.50-
			3851A08/02/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 6 3 5

IDENTIFICATION REFERENCE

AUG 2 3 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159900