BOOK 6652 PAGE 182

16756

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$65,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-15-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN K. WALLER (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 7
2277 Tinnin Road (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PAR 74
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	10D 22630

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, ROBERT D. BAGGETT and wife, VERA F. BAGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN K. WALLER and wife, CARMEN U. WALLER

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:

(See attached for legal description)

IDENTIFICATION REFERENCE

35272

SEP 10 3 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property, known as 2277 Tinnin Road, Goodlettsville, TN 37072
unimproved ( )
(House Number) (Street) (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 it, and the same is unencumbered, unless otherwise hereinset 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 their hand s this 26th day of August, 19 85

ROBERT D. BAGGETT Robert D Baggett Vera F Baggett

VERA F. BAGGETT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ~~the undersigned~~ ~~ROBERT D. BAGGETT and wife, VERA F. BAGGETT~~, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Nashville 26th August 85

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM

~~ROBERT D. BAGGETT~~

TO

VERA F. BAGGETT

~~JOHN K. WALLER~~

CARMEN U. WALLER

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

LAND in the 10th Civil District of Davidson County, Tennessee, being Tracts "A and B" in the division of the Zack Q. Myers property, described according to a survey made by Richard B. Omuhundro, dated February 6, 1960, and further described according to a survey made by Campbell Surveying Co. dated September 26, 1984 as follows: BEGINNING at a point in the center line of Tinnin Road at the northeasterly corner of Tract "C" of the Zack Q. Myers property, as conveyd to Virginia J. Sloan by deed from William E. Anderson et ux; thence, with the southeasterly line of Tract "C", South 29 deg. 18 min. West 506 feet to a point on the northerly line of the property conveyed to Johnny W. Tisdale, et ux; thence, with Tisdale's northerly property line South 87 degrees East 696 feet to a point in the center line of Tinnin Road; thence, with the center line of Tinnin Road, North 43 deg. 28 min West passing the common front corner of Tracts "A and B" at 446.05 feet, a total distance of 577.50 feet to a point; thence, continuing with the center line of said road, North 46 deg. 13 min. West 68.55 feet to the point of beginning, contain ing 3.59 acres, more or less.

BEING the same property conveyed to Robert D. Baggett and wife, Vera E. Baggett as tenants by the entirety by deed from Rachel L. Kiddy of Record in Book 6390, page 602, Register's Office for Davidson County, Tennessee.

State of Tennessee

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

65000.CO- CAMT
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
5512A09/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35272

IDENTIFICATION REFERENCE

SEP 10 3 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171278