file 7

FORM NO. WD-1

BOOK 6652 PAGE 265

16890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$58,000.00 Karen D. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 19 85

Notary Public

MY COMMISSION EXPIRES: 4-15-87

(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
KAREN D. LEE (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 96-14
3104 Jonesboro Drive (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PAR 240
Nashville, Tn 37214 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	3DZ 61332

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, JAMES A. RAINS et ux EDITH C. RAINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN D. LEEunmarried

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. 219 on the Plan of Hickory Bend - Section 4 of record in Book 4175, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jim Rains by deed of record in Book 5089 page 992 Register's Office for Davidson County, Tennessee.

35289

IDENTIFICATION REFERENCE

SEP 10 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3104 Jonesboro Drive, Nashville, Tn 37214

This is unimproved ( ) improved ( ) property, known as
(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 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 their hand s this 4th day of September, 19 85

James A. Rains by Karen D. Lee, Atty. In Fact
JAMES A. RAINS

Edith C. Rains by Karen D. Lee, Atty. In Fact
EDITH C. RAINS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. RAINS et ux EDITH C. RAINS

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 19 85.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

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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

JAMES A. RAINS

TO

EDITH C. RAINS

KAREN D. LEE

PREPARED BY:

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

Phone: 259-3666

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On the 4th day of September, before me personally appeared BEVERLY CRABTREE, to be known to be the person who executed the foregoing instrument in behalf of JAMES RAINS et ux EDITH C. RAINS as their attorney-in-fact and acknowledge that they executed the same as the free act and deed of the said JAMES RAINS ET UX EDITH C. RAINS as though they personally acted.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of September 1985.

Notary Public

My Commission Expires 4-19-87

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
			58000.00- CAPT.	
			150.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.30-	
5529A	09/10/85	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35289

IDENTIFICATION REFERENCE

SEP 10 3 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171295