FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Anthony F. Ballinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1985

BOOK 6654 PAGE 184

Patricia Lee Peterson
Notary Public

MY COMMISSION EXPIRES: 6-20-85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Anthony F. Ballinger (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 149-02
4810 Old Hickory Blvd. A-36 (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PARCEL 18
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	2D-74470

FOR AND 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, B & D Investment Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony F. Ballinger, unmarried

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.

BEING Lot No. 18 on the Plan of Piccadilly Square, Phase I, a Planned Unit Development, of record in Book 5200, Page 721, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to B & D Investment Builders, Inc. by deed from Anthony F. Ballinger, unmarried, of record in Book 6422, Page 649, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6236, Page 683, Book 6295, Page 520, Book 6295, Page 534, and Book 6300, Page 409, Register's Office for said County.

35907

IDENTIFICATION REFERENCE

SEP 12 12 44 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 700 Bayswater Circle, Antioch, TN 37013
(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 heir 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 covey 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 my hand this 31st day of August, 1985

B & D Investment Builders, Inc.

By: Bruce Vencill
Bruce Vencill, President

5277

STATE OF TENNESSEE
COUNTY OF

BOOK 6654 PAGE 185

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence

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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bruce Vencill and _____ with whom I am personally acquainted/and who upon ~~(their several oaths)~~ his oath acknowledged ~~(themselves)~~ himself to be the President and _____ respectively of the B & D Investment Builders, Inc. the within named bargainor, and corporation, and that (he) as such President and XXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bruce Vencill as such President, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Nashville on this the 31st day of August 19 85

My commission expires 10-20-85

Patricia Ann Atkins
Notary Public

WARRANTY DEED

FROM

~~B & D Investment Builders, Inc.~~

TO

Anthony F. Ballinger

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6654 PAGE 186

RECEIVED OF

FOR

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53500.CO- CAMT.	
			139.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	145.60-
6277A	09/12/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35907

IDENTIFICATION REFERENCE

SEP 12 12 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172023