STATE OF TENNESSEE BOOK 6696 PAGE 605
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Katherine A. Callaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1985

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Katherine A. Callaway (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 136-10
312 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PARCEL 72
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	2D60898

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, Sara S. Fitzgerald, and husband Peter W. Frogner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine A. Callaway, 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. 451 on the Plan of Priest Lake Park, Section 7A, as of record in Book 5200, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sara S. Fitzgerald, unmarried, by deed from Philhall Corporation, of record in Book 5739, page 465, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5499, Page 879; and Book 6007, page 827,, Register's Office for said County.

Power of Attorney of record in Book _____, Page _____, Register's Office for said County.

4 6 9 3 6

IDENTIFICATION REFERENCE

OCT 30 2 49 PM '85

FELIX Z. HANSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

This is improved XX ( ) unimproved ( ) property, known as 312 Clearlake Drive, Nashville, TN 37217
(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 25th day of October, 1985

Sara S. Fitzgerald

Peter W. Frogner by Sara S. Fitzgerald
Attorney-in-Fact

The husband is joining in this conveyance to convey any and all marital rights he may have to said property.

BOOK 6696 PAGE 606

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara S. Fitzgerald

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 1985.

Commission expires 9/9/89

Patricia Nichols
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath (their several oaths) himself (themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

Sara S. Fitzgerald

TO

Katherine A. Callaway

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara S. Fitzgerald, with whom I am Personally acquainted and who acknowledged that she executed the within instrument on behalf of Peter W. Frogner as his Attorney in Fact as the free acts and deed of the within named Peter W. Frogner.

Witness may hand and official Seal at Nashville, Tennessee the 25th day of October, 1985.

Patricia Nichols
NOTARY PUBLIC

My Commission Expires: 9/9/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6696 PAGE 607

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
			87000.00- CAPT. 226.20 CSTAX .50 PRFE 6.00 MDEED CHECK 232.70-	
			1859A10/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48935

IDENTIFICATION REFERENCE

OCT 30 2 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 187184