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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

x Kenneth W. Janke
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-20-86

(AFFIX SEAL)

The net proceeds to be derived from the conveyance of this property shall be payable to Emily Nancy Hitt and the other Grantors herein are executing this instrument as nominees of the said Emily Nancy Hitt.

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Janke et ux (NAME)	Security Financial and Mortgage Corp. (NAME)	12DZ-6955
111 Lorraine Avenue (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320	Map: 60-16
	P. O. Box (STREET ADDRESS) 31912	
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	Par: #10

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, Emily Nancy Hitt, unmarried, Being one and the same as Emily Hitt; Geraldine Hitt Cox et vir Everett Cox; Lillie S. Hitt et vir Harold W. Hitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Janke and wife, Diane E. Janke

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:

TRACT 1:

BEING Lot No. 9 as shown on the Map of Capitol View Subdivision, Plan of which is of record in Book 974, Pages 52 and 53 of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 87.6 feet on the northerly side of Lorraine Avenue and extends back northerly between lines 290.2 feet, more or less, on the easterly margin and 311.1 feet, more or less on the westerly margin to a dead line, measuring 81.1 feet on said rear line.

BEING the same property conveyed to Vernon Y. Hitt and wife, Emily Hitt by deed from John S. Bransford and wife, Helen D. Bransford and W. E. Althauser and wife, Gladys T. Althauser, of record in Book 1102, Page 287, Register's Office for Davidson County, Tennessee. The said Vernon Y. Hitt having since died.

TRACT II:

BEING the westerly 12-1/2 feet of Lot No. 10 on the Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 10 fronts 12.5 feet on the northerly side of Lorraine Avenue and runs back between lines 288.5 feet, more or less, on the easterly line and 290.5 feet on the westerly line to the southerly line of Lot No. 70 on which it measures 11.6 feet.

BEING the same property conveyed to Vernon Young Hitt and wife, Emily Nancy Hitt by deed from J. Cullum Apple and wife, Anna M. Apple, of record in Book 1714, Page 170, Register's Office for Davidson County, Tennessee. The said Vernon Young Hitt having

CONTINUED...

This is (unimproved ( ) improved (X)) property, known as 111 Lorraine Avenue Nashville, TN 37207
(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 our hand s this 31st day of October, 19 85

x Lillie S. Hitt
Lillie S. Hitt

x Geraldine Hitt Cox
Geraldine Hitt Cox

x Harold W. Hitt
Harold W. Hitt

x Everett Cox
Everett Cox

x Emily Nancy Hitt
Emily Nancy Hitt

11/01 136.24

827

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Nancy Hitt, unmarried, Geraldine Hitt Cox and husband, Everett Cox and Lillie S. Hitt and husband, Harold W. Hitt

or proved to me upon the basis of satisfactory evidence the bargainors, 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 31st day of October 19 85

Commission expires 4-20-86

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

CONTINUED from Page 1....

since died and title vested in Emily Nancy Hitt. The said Emily Nancy Hitt having since quitclaimed and conveyed said westerly 12-1/2 feet of Lot No. 10 to Harold W. Hitt and Geraldine Hitt Cox, reserving a life estate, by instrument of record in Book 6562, Page 232, Register's Office for Davidson County, Tennessee. And, the said Harold W. Hitt having since quitclaimed unto Lillie S. Hitt, all his right, title and interest in the said westerly 12-1/2 feet of Lot No. 10 by instrument of record in Book 6588, Page 570, Register's Office for Davidson County, Tennessee.

Everett Cox, husband of Geraldine Hitt Cox joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

Harold W. Hitt, husband of Lillie S. Hitt, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

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

WARRANTY DEED

FROM
Emily Nancy Hitt et al

TO
Kenneth W. Janke et ux

Diane E. Janke

3773

CROSS REFERENCE

Nov 1 2 13 PM '85

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

4998.50- PAID
129.74 PAID
.50 PAID
6.00 PAID
CHECK 136.24-

2827A11/01/85 PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4977.73

IDENTIFICATION

Nov 1 2 33 PM '85

No. 188135