FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6741 PAGE 984

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,416.00

Marie Branham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES: 9/18/88

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

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
Renick & Company	Security Financial and Mortgage Corp.	Map 149-02
(NAME)	(NAME)	
2905 Harbour View Drive	1611 Des Peres Road, Suite 320	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	St. Louis, MO 63131	2D-74470
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Anthony F. Ballinger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renick & Company

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 Picadilly 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 the same property conveyed to Anthony F. Ballinger, unmarried, by deed B & D Investment Builders, Inc., of record in Book 6654, page 184, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Anthony F. Ballinger, unmarried, to Wayne R. Tate, Trustee, for Security Financial and Mortgage Corporation, dated August 31, 1985, and filed for record on September 12, 1985, in Book 6654, page 187, Register's Office for said County, with a present unpaid balance of $61,876.42, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

6294 6

IDENTIFICATION REFERENCE

DEC 20 10 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved (XXX) 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 30th day of November, 19 85

Anthony F. Ballinger

12/20

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathy H. Waton, a Notary Public in and for said County and State, the within named Anthony F. Ballinger

the bargainor _____, with whom I am personally acquainted/and who acknowledged that he (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 25th day of November 19 85

Commission expires 12/26/88

Kathy H. Waton
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/and who his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) 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

Anthony F. Ballinger

TO

RENICK & COMPANY

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

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

62416.00- CONT.
162.74 STAX
.50 RPRT
6.00 MORT.D
CHECK 168.74-
0663A12/20/85 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92548 IDENTIFICATION REFERENCE

DEC 20 10 23 AM '85
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 203588