BOOK 6807 PAGE 242

FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Mark S. Sturgis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 4-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	NAME / SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Sturgis (NAME)	Security Financial & Mortgage Corporation (NAME)	MAP 84-11
2324 Dennywood Drive (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PARCEL 99
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	3DZ-44686

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, James W. Stephens and Kay H. Stephens, both unmarried, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Sturgis and Sherrie G. Bean, both 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. 117 on the Map of Maplecrest Subdivision, as of record in Book 1835, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made, and being more completely described as follows:

SAID Lot No. 117 fronts 65 feet on the northerly side of Dennywood Drive and runs back 146 feet on the westerly line and 148 feet on the easterly line to a dead line in the rear measuring 74.4 feet thereon.

BEING the same property conveyed to James W. Stephens and Kay H. Stephens, as Tenants in Common, by deed of record in Book 6690, page 974, Register's Office for said County.

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

8.4 | 3 8

IDENTIFICATION REFERENCE

MAR 19 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2324 Dennywood Drive, (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

CHECK

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 this 17th day of March, 1986

Kay H. Stephens
Kay H. Stephens

James W. Stephens
James W. Stephens

4325

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6807 PAGE 243

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Stephens and Kay H. Stephens

or proved to me on the basis of satisfactory evidence

the bargainor S, 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 17th day of March, 1986.

Commission expires 9-18-87

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 upon (his oath / their several oaths) acknowledged (himself / 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
James W. Stephens
Kay H. Stephens

TO
Mark S. Sturgis
Sherrie G. Bean

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6807 PAGE 244

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
			48500.00 CAMT.	
			126.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.60
4825A03/19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 1 3 8

IDENTIFICATION REFERENCE

MAR 19 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228605