This instrument prepared by: Ballew & Freeman, Attorneys-at-Law
P.O. Box 1368
Madison, TN. 37116

File Box 39
Lawyers Title

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES L. RIFE ET UX (NAME)	Security Financial & Mortgage Corporation (NAME)	84-1-104
804 Roseview Dr. (STREET ADDRESS OR ROUTE NUMBER)	1611 DES PERES RD. SUITE 320 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	ST. LOUIS, MO 63131 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 6870 PAGE 995

MAYNARD L. JOHNSON AND WIFE, THERESA M. JOHNSON

have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES L. RIFE AND WIFE, PATTI RIFE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 52 on the Plan of SECTION 1, ROSE ESTATES SUBDIVISION, as of record in Book 3600, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 71.0 feet on the southwesterly margin of Roseview Drive and runs back between lines measuring 100.15 feet on the southeasterly line and 144.94 feet on the northwesterly line, to a dead line in the rear measuring 112.01 feet thereon.

Being the same property conveyed to Maynard L. Johnson and wife, Theresa M. Johnson by deed from Robert C. Byington and wife, Betty L. Byington of record in Book 6136, page 622, Register's Office for Davidson County, Tennessee.

05354

IDENTIFICATION REFERENCE

MAY 29 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,500.00

Subscribed and sworn to before me this the 29 *day of* May 19 86

My commission expires 3-2-89 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (XX) property, known as 804 Roseview Drive, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th *day of* May *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maynard L. Johnson
MAYNARD L. JOHNSON

Theresa M. Johnson
THERESA M. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Maynard L. Johnson and wife, Theresa M. Johnson

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee
this 29 *day of* May, *19*86.

Notary Public

Commission expires 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

Maynard L. Johnson et ux

TO

Charles L. Rife et ux

G60135

1-617, 305

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

5650[illegible].00- CAMT.
146.90 CSTAX
.50 PRFE[illegible]
6.00 WDEED
CHECK 153.40-
941BA05/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 3 5 4

IDENTIFICATION REFERENCE

MAY 29 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253120

5-28-96

Void

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