BOOK 6913 PAGE 243

FORM NO. WD-1

File # 18678
Loan # 19468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$53,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

8th DAY OF July, 19 86

MY COMMISSION EXPIRES: 8/19/86
(AFFIX SEAL)

Box 1

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWAYNE H. CHOATE (NAME)	Security Financial and Mortgage Corporation (NAME)	~~MAP 113-9~~
Rt #1 Old Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PAR 25
Pegram, TN 37143 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	9D-13495

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 JAMES S. CARNEY and wife, DOROTHY JEAN CARNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAYNE H. CHOATE and wife, TERESA L. CHOATE

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:

LAND in the 9th Civil District, Davidson County, Tennessee, being Tract No. 22 shown as "Reserved" in the Plan of Travis & Lewis Land Company's Subdivision of Small Farms, not of record and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1957, as follows: BEGINNING at a point in the southerly margin of the Old Charlotte Pike the northeasterly corner of the subject tract; thence southwesterly along a fence line 872.9 feet to a point at the northeast corner of Tract No. 21 on said plan, the southeasterly corner of the subject tract; thence with the line between Tracts Nos. 22 and 21, westerly 288.2 feet to a point, the common southerly corners of Tracts Nos. 22 and 20; thence with the line between Tracts Nos. 20 and 22, North 688 feet to a point in the southerly margin of the Old Charlotte Pike; thence with said margin of said Pike, North 80 degrees 48 minutes East 112.8 feet to a point; thence continuing with said margin of said Pike, North 59 degrees 31 minutes East 200 feet to a point; thence continuing with said margin of said Pike, North 49 degrees 06 minutes East 95.9 feet to the point of beginning, containing 5.6 acres, more or less.

BEING the same property conveyed to James S. Carney and wife, Dorothy Jean by deed from Robert A. Walden and wife, Veneta K. as of record in Book 3946, Page 908, Register's Office for Davidson County, Tennessee.

This is X unimproved ( ) improved property, known as Rt #1 Old Charlotte Pike, Pegram, TN 37143
(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 hands this 8th day of July, 19 86

~~JAMES S. CARNEY~~ X James S. Carney

~~DOROTHY JEAN CARNEY~~ X Dorothy J. Carney

BOOK 6913 PAGE 244

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned _____, a Notary Public in and for said County and State, the within named JAMES S. CARNEY and wife, DOROTHY JEAN CARNEY

the bargainors, 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 Nashville, Tennessee, this 8th day of July, 19 86.

Commission Expires 10/19/86

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19__.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JAMES S. CARNEY
DOROTHY JEAN CARNEY

TO
DWAYNE H. CHOATE
TERESA L. CHOATE

Saturn & Mazer, Attorneys
Row 1
Box 7

19007

IDENTIFICATION REFERENCE

Jul 10 11 18 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6913 PAGE 245

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
			53000.00- CONT.	
			148.40 CSTAX	
			.50 PRFE	
			6.00 WDFE	
			CHECK	154.90-
			5472A07/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

007

REFERENCE

IDENTI

Jul 10 11 18 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 268884