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file 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$35,000.00 Fredrick R. Livingston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-29-87
(AFFIX SEAL)

File # 18977
Loan # 19709

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
FREDRICK R. LIVINGSTON (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 94-1
616 South 11th Street (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PAR 12
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	18W-13310

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 D. HUGHEY and Constance B. Hughey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDRICK R. LIVINGSTON and ELIZABETH A. LIVINGSTON, and PETER M. McPEAK

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 Davidson County, Tennessee, being Lot NO. 44 on the Plan of Hobson's Addition to Edgefield, as of record in Book 21, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James D. Hughey by deed from Federal National Mortgage Association, of record in Book 6561, page 35, Register's Office for Davidson County, Tennessee.

James D. Hughey is signing for Constance B. Hughey by Power of Attorney, of record in Book 4101, page 50, Register's Office for Davidson County, Tennessee

38124

IDENTIFICATION REFERENCE

SEP 3 2 30 PM '86

FELIX Z. WILSON-II REGISTER
DAVIDSON COUNTY, TN

unimproved X
This is improved ( ) property, known as 616 South 11th Street, Nashville, TN 37206
(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 his hand this 28th day of August, 1986

James D. Hughey
JAMES D. HUGHEY

Constance B. Hughey
CONSTANCE B. HUGHEY
By: James D. Hughey
Attorney-In-Fact

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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 D. HUGHEY

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 28th day of August, 19 86.

Commission Expires 4-19-87.

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 M. HUGHEY

TO

FREDRICK B. LIVINGSTON

ELIZABETH A. LIVINGSTON

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28TH day of August, 1986, before me personally appeared James D. Hughey to me known to be the person who executed the foregoing instrument in behalf of Constance B. Hughey as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Constance B. Hughey.

Witness my hand and official seal at Nashville, Tennessee, this the 28TH day of August, 1986.

Notary Public

My Commission Expires:

4-19-87

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

RECEIVED OF _____

FOR _____ BOOK 6967 PAGE 882

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

35000.00- CAMT
98.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50-
7468A09/03/86 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38124

IDENTIFICATION REFERENCE

SEP 3 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290380