This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben A. Allen	Security Federal Savings & Loan	MAP 60-3
(NAME)	(NAME)	
3107 Creekwood	P. O. Box 150809	PARCEL 175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	12DZ 96573
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND EIGHT HUNDRED FIFTY AND 00/100---- *Dollars,*

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Aeby Properties *has bargained and sold, and does hereby transfer and convey unto the said*

Ben A. Allen

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

BEING Lot 10B Zone Lot Division, Lot 10, Creekwood Estates, Section 1, at Book 5800, page 357, said Register's Office, to which plat reference is made for a more complete and accurate legal description.
BEING part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams, by deed from Creekwood Developers, Inc. and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Francis Hipkins, of record in Book 6202, page 655, said Register's Office, and by Notice of Termination of Partnership of record in Book 6436, page 18, Victor G. Aeby, Jr. acquired sole ownership of said partnership (Aeby Properties).

Charles J. Williams, formerly a partner in Aeby Properties, joins in this deed for the purpose of conveying any interest he might have in the property described herein. Tracy C. Aeby, wife of Victor G. Aeby, Jr., and Carol Williams, wife of Charles J. Williams, join in this deed for the purpose of conveying such marital interests as they may have in the property described herein.

**SEE REVERSE SIDE FOR ASSUMPTION AGREEMENT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,850.00

Subscribed and sworn to before me, this the 21st day of November 19 86

Affiant

My commission expires: March 11, 1990 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 3107 Creekwood, Nashville, TN 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ben A. Allen

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Ben A. Allen

(successors), heirs and assigns, against the lawful claims of all persons.

Witness his *hand this* 21st *day of* November, *19* 86, *the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tracy C. Aeby

Carol Williams

Aeby Properties
By: Victor G. Aeby, Jr., Partner

Charles J. Williams

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mitchell A. Watts, *a Notary Public in and for said County and State,* Tracy C. Aeby, Charles J. Williams and Carol Williams

the within named 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* 21st *day of* November, *19* 86.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mitchell A. Watts, *a Notary Public of the State and County aforesaid, personally appeared* Victor G. Aeby, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Partner *of the* Aeby Properties, *the within named bargainor, a corporation, and that* he *as such* Partner, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Partner.

Witness my hand and seal, at office in Nashville, *this* 21st *day of* November, *19* 86.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

**AS PART OF THE CONSIDERATION FOR THIS TRANSFER, GRANTEE AGREES TO ASSUME THE UNPAID BALANCE OF A NOTE IN FAVOR OF SECURITY FEDERAL SAVINS & LOAN.

WARRANTY DEED

FROM
Aeby Properties

TO
Ben A. Allen

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FEE $ .50
DAVIDSON COUNTY, TN
REGISTER
DEC 1 1 39 PM '86
INTENTIONALLY LEFT BLANK

68093

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7054 PAGE 466

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

458[illegible]0- [illegible]
129.[illegible] [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 134.7[illegible]
1389A12/01/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8037

CROSS REFERENCE

DEC 1 1 39 PM '86

REGISTER
DAVIDSON COUNTY

No.17223