BOOK 7054 PAGE 625

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

x David B. Iding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF November 19 86.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201

NAME		ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
David B. Iding et ux	Security Financial and Mortgage Corporation	86-7
(NAME) 1524 Market Square	(NAME) P.O. Box 31912	#142
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn. 37076	(STREET ADDRESS) St. Louis, Missouri	04D91376
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Iding and his wife, Patricia Ann Iding

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. 270 on the Plan of Jackson's Retreat, Section 5-A, of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

SAID Lot No. 270 fronts 65 feet on the northerly margin of Market Square and extends back 120 feet on the southerly line and 122.78 feet on the easterly line to a dead line in the rear measuring 48.38 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5584, page 274 Register's Office for Davidson County, Tennessee.

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

6809 1

IDENTIFICATION

Dec 1 2 02 PM '86

This is unimproved ( ) improved (X) property, known as 1524 Market Square, Hermitage, Tn. 37076
(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 ti, 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 my hand this 25th day of November, 1986

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President
Attest:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of 19_____

_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson _____

or proved to me upon the basis of satisfactory evidence

/and _____ (his oath) (himself) _____ with whom I am personally acquainted/and who upon ~~XXXXXXXXXXXXXXXX~~ acknowledged ~~X~~(themselves) to be the Vice President

/and _____/respectively of the Randall Phillips Builders, Inc.

the within named bargainor, a corporation, and that (he) as such Vice President

/and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Timothy J. Ferguson as such Vice President /, and attesting the same by the said _____

/as such/ _____.

Witness my hand and official seal at office at Nashville on this the 25th day of November, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

David B. Iding

Patricia Ann Iding

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

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

74900.00- CO TX
209.72 CO TAX
.50
6.00
SUB TOTAL 216.22
14A3A12/01/86 BAL .22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68091

IDENTIFICATION REFERENCE

DEC 1 2 02 PM '86

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 17277