6048

THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Dranda Kirksey Frye 4404 Wyoming Avenue Nashville, TN 37209	Security Financial and Mortgage Corporation 1611 Des Peres Road, Suite 320 St. Louis, MO 63131	MAP 103-04 PARCEL 00600 25W-02790

WARRANTY DEED

BOOK 7120 PAGE 783

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Century III Properties

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dranda Kirksey Frye, unmarried and Paul R. Kirksey and wife, Elsie Benton Kirksey hereinafter called the Grantee, Grantee's 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. 305, Block 17 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 305 fronts 50 feet on the northerly margin of 6th Avenue, also known as Wyoming Avenue and extends back between parallel lines a distance of 150 feet to an alley in the rear.

Being part of the same property conveyed to Century III Properties by deed from Timothy R. Turner, Trustee of record in Book 6005, page 193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

Century III Properties, a sole propriertership of Robert Mallory, and Dan Anderson join in execution of this instrument because the deed to Century III Properties, a sole propriertership, was intended to have been conveyed to Century III Limited Partnership, a partnership of Robert Mallory and Dan Anderson and the property described herein has been treated as partnership property.

This is (un)improved property, known as 4404 Wyoming Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of December, 1986.

Century III Properties
By: Robert Mallory
Robert Mallory

Century III Properties
By: S. Dan Anderson
S. Dan Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of December, 1986, before me personally appeared Robert Mallory and S. Dan Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7120 PAGE 734

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Mallory and Dan Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the President (or other officer authorized to execute the instrument) of the Century III Properties, the within named bargainor, a corporation, and that he as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by them self as partners. Witness my hand and official seal, at office in Nashville, Tennessee, this 12th day of December, 19 86

My Commission Expires: _____

Notary Public

JAN 22 12 38 PM '87
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

8 8 2 3 6

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,100.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 19 86.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Mallory and S. Dan Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partner(s) of Century III Properties, the within named bargainor, a partnership, and that they as such partner(s), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s). Witness my hand and official seal, this 12th day of December, 1986.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Century III Properties

to:
Dranda Kirksey Frye, unmarried and
Paul R. Kirksey and wife, Elsie Benton
Kirksey

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7120 PAGE 785

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

69[illegible].00- CAMT.
193.40 CSTAX
.50 PRFE
6.00 WDED
CHECK 199.90-
4293A01/29/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88239

IDENTIFICATION REFERENCE

JAN 29 12 38 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 39786