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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Richard L Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 19 88

Patricia A. Tubbs
Notary Public

MY COMMISSION EXPIRES 1/1/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard L. Walters (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 162-6
146 Old Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PARCEL 115
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	

FOR AND 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, George Margrave and wife, Sharmin Margrave and A. T. Shirley and wife, Ann Shirley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Walters and wife, Delta J. Walters

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:

BEING Lot No. 1 on the Plan of Old Tusculum Road Heights, Section 3, described according to a survey by G. Barry Greer, dated December 12, 1978, and further described by a survey by John Kohl dated August 3, 1979, as follows:

Beginning at a point in the northerly margin of Old Tusculum Road: thence N. 86 degrees 52 minutes W. 259.26 feet to a point; thence N. 27 degrees 14 minutes E. 180.39 feet to a point; thence S. 37 degrees 6 minutes E. 89.69 feet to a point; thence S. 15 degrees 18 minutes E. 54.14 feet to a point; thence S. 36 degrees 2 minutes E. 57.9 feet to the point of beginning.

BEING the same property conveyed to George Margrave and wife, Sharmin Margrave and A. T. Shirley and wife, Ann Shirley by deed from Enola G. Netherton and husband Robert Netherton, of record in Book 7429, Page 189, Register's office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4409, Page 223, Register's Office for said County.

3679

IDENTIFICATION REFERENCE

JUN 6 9 41 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

1649 06/06 0101 03CHECK 145.10

This is unimproved ( ) improved (XX) property, known as 146 Old Tusculum Road, Nashville, TN 37211
(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 heir 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 covey 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 2nd day of June, 19 88

Sharmin Margrave
Sharmin Margrave

Ann Shirley
Ann Shirley

George Margrave
George Margrave

A. T. Shirley
A. T. Shirley

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named George Margrave and wife, Sharmin Margrave and A. T. Shirley and wife, Ann Shirley

the bargainor(s) 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 2nd day of June, 1988.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he/they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

WARRANTY DEED

FROM

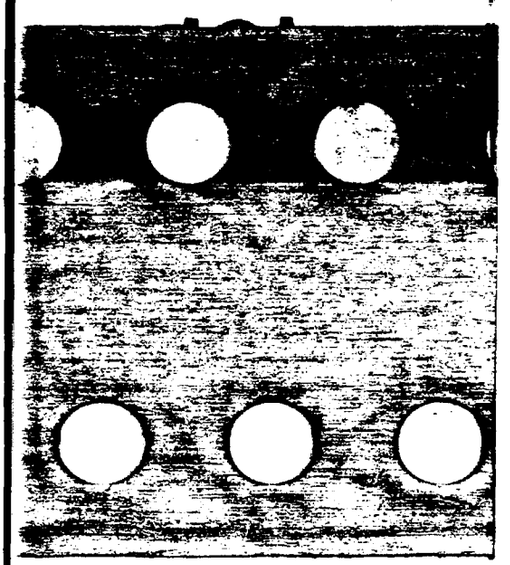
George Margrave
Sharmin Margrave
A. T. Shirley
Ann Shirley TO

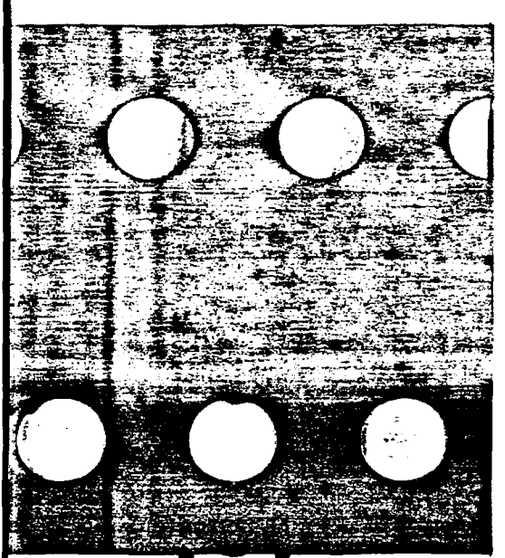
Richard L. Walters
Delta J. Walters

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 49500.00
CON TX 138.60
PRFEE 0.50
WDEED 6.00
TOTAL 145.10
CHECK 145.10

06/06/88 01 09:40 0001 1649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3677.69

IDENTIF. REFERENCE

JUN 6 9 41 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98530