file box 8/cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
J. D. Smith
3103 Kinross Avenue
Nashville, TN 37211

MORTGAGEE:
Security Financial & Mortgage Corporation
1611 Des Peres Rd., Suite 320
St.Louis, MO 63131

MAP-PARCEL NUMBERS:
MAP 119-14
PARCEL 327
6DA-29861

3139 08/09 0101 03D-EO

WARRANTY DEED

BOOK 7622 PAGE 162

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,

George R. Brown and wife, Linda A. Brown

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. D. Smith and wife, Barbara Joan Smith

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 the 6th, formerly the 9th, Civil District of Davidson County, Tennessee being a part of Lot No. 10 on the Plan of the Home Place of Hinchey Petway, Sr. deceased, as of record in Minute Book "I", page 442, Chancery Court of Nashville and being parts of the northerly parts of Lots Nos. 86, 87, 88, 89 and 90 on the Plan of Airdrie Subdivision "C" as of record in Book 547, page 160, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 22, 1955, as follows:

BEGINNING on the westerly margin of Kinross Avenue at the northeast corner of part of Lot No. 86 on said Airdrie Subdivision conveyed to Asa S. Hunt and wife, by deed from Harold Reid and wife, of record in Book 996, page 431, said Register's Office; thence with the westerly margin of said Avenue, North 3 degrees 24 minutes East 142.1 feet to a stake on the southeasterly side of a six foot paved ditch; thence with said ditch, South 73 degrees 42 minutes West 17.8 feet, South 63 degrees 10 minutes West 56.8 feet, South 54 degrees 45 minutes West 50.5 feet and South 64 degrees 27 minutes West 157.7 feet to a point in the northerly line of part of Lot No. 90 on said Airdrie Subdivision conveyed to John F. Hunt and wife, by deed from Nashville Trust Company, of record in Book 1179, page 176, said Register's Office; thence with a fence, South 87 degrees 07 minutes East 243.6 feet to the beginning, containing 0.4 acres, more or less.

Being the same property conveyed to George R. Brown and wife, Linda A. Brown by deed from Larry B. Shelton and wife, Nancy D. Shelton of record in Book 6925, page 697, Register's Office for Davidson County, Tennessee. *(see reverse)

This is (~~NOT~~) improved property, known as 3103 Kinross Avenue, Nashville, TN 37211.

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 18th day of July, 1988.

Linda A. Brown
Linda A. Brown
BY: Claudia Holder, Attorney in Fact

George R. Brown
George R. Brown
BY: Claudia Holder, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

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My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $73,358.09.

J. D. Smith
Affiant

Subscribed and sworn to before me, this the 18th day of July, 19[illegible]

My Commission Expires: 10-24-88

Notary Public

*The property herein conveyed is subject to restrictive covenants of record in Book 4099, page 21, said Register's Office, and to the matters set forth in the above referenced plan of record. It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Security Financial & Mortgage Corporation, of record in Book 6925, page 700, and re-recorded in Book 6981, page 585, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. This instrument is executed on behalf of George R. Brown and Linda A. Brown by Claudia Holder as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Holder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of George R. Brown and Linda A. Brown as their Attorney in Fact as the free act and deed of the within named George R. Brown and Linda A. Brown. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of July, 1988.

My commission expires: 10-24-88

NOTARY PUBLIC

WARRANTY DEED

from:
George R. Brown and wife, Linda A. Brown

to:
J. D. Smith and wife, Barbara Joan Smith

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27684

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7622 PAGE 164

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Claudia J. Holder
Affiant

Sworn to and subscribed before me this 18th day of July, 19 88.

Notary Public

My Commission Expires: 10-24-88

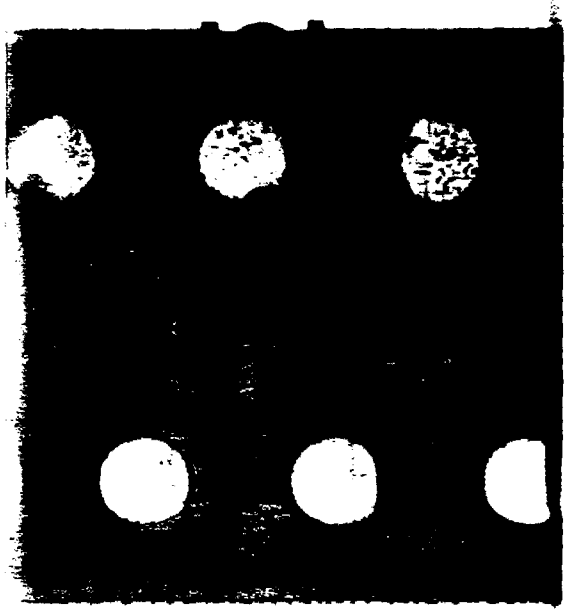
PERCY WILKINS NOTARY PUBLIC OF DAVIDSON COUNTY, TENNESSEE

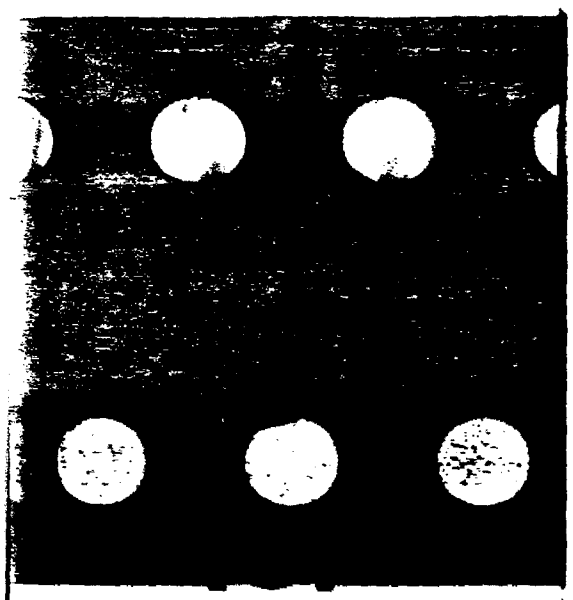
PERCY WILKINS REGISTER DAVIDSON COUNTY, TN

AUG 9 9 25 AM '88

IDENTIFI REFFRENCE

57055





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7622 PAGE 165

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 73358.09
				DON TX 242.22
				PRFEE 0.50
				MISC 9.00
				TOTAL 251.72
				CHECK 251.72

08/09/88 01 09:25 0001 5139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57055

IDENTIFICATION REFERENCE

Aug 9 9 25 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121715