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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 $121,900.00

KEITH JACOBSON
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 1988

Patricia Nuckolls
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
Keith Jacobson (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 86-40A
4324 Oakcrest Lane (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	PAR. 23CO
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	04D92388

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, Larry W. Powell and wife, Carol A. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Jacobson and Patricia MiJares, both unmarried

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. 26 on the Plan of Oakcrest, Phase 1-B, of record in Plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry W. Powell, by deed from David H. Parker, Trustee, of record in Book 7469, page 310, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

This conveyance is subject to a Sewer Easement, of record in Book 7233, page 802, said Register's Office.

Larry W. Powell executed this instrument on behalf of Carol A. Powell pursuant to a Power of Attorney of record in Book 6114, Page 481, Register's Office for said County.

8.2 1 3 2.

IDENTIFICATION

Nov 2 3 35 PM '88

FF. IX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

3819 11/02 0101 03CHECK 408.77

This is improved XX / unimproved ( ) property, known as 4324 Oakcrest Lane, 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 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 hand s this 28th day of October, 1988

Carol A. Powell by Larry Powell Attorney In Fact

Larry W. Powell

Carol A. Powell is joining in this conveyance to convey any and all marital rights she may have.

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 Larry W. Powell

(or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 88.

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/and who

(or proved to me on the basis of satisfactory evidence)

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

Larry W. Powell
Carol A. Powell

TO

Keith Jacobson
Patricia MiJares

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

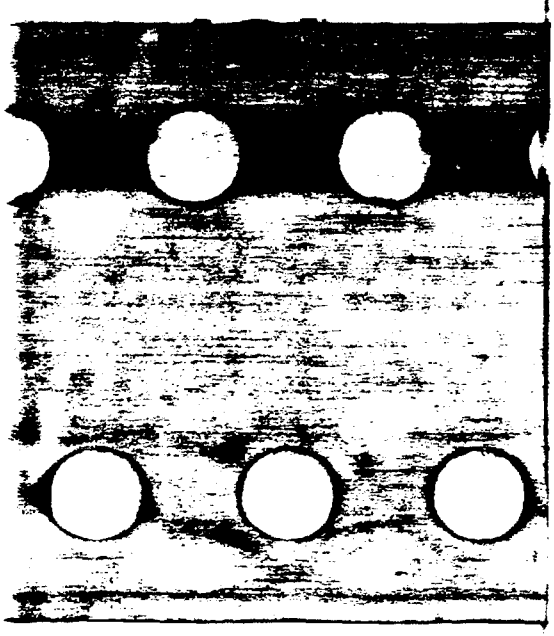
STATE OF TENNESSEE
COUNTY OF DAVIDSON

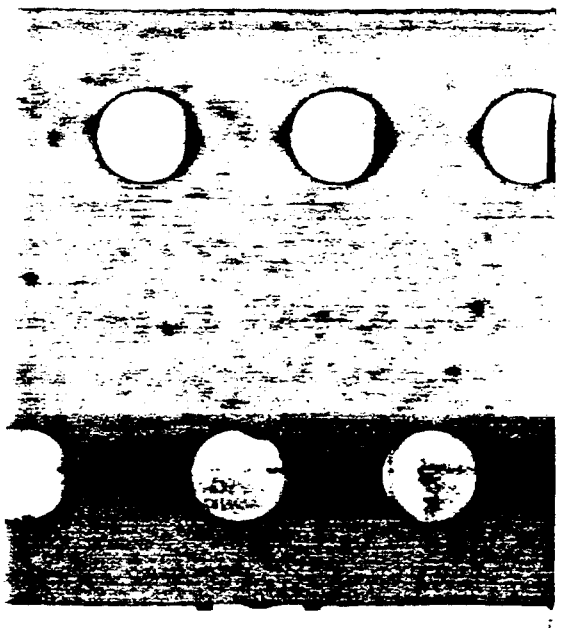
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Powell, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Carol A. Powell as her Attorney in Fact as the free act and deed of the within named Carol A. Powell.

Witness my hand and official seal at Nashville, Tennessee, the 28th day of October, 1988.

Notary Public

My commission expires: 9/9/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

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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 121900.00
CON TX 402.27
PRFEE 0.50
WDEED 6.00
TOTAL 408.77
CHECK 408.77

11/02/88 01 15:37 0001 3819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.2132

IDENTIFICATION REFERENCE

Nov 2 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 150433