THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joe L. Torian
2736 Oakwood Avenue
Nashville, TN 37207

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

MAP-PARCEL NUMBERS:
MAP 60-16
PARCEL 202
12DZ-2374

WARRANTY DEED BOOK 7781 PAGE 437

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, William C. Caldwell and wife, Jackie E. Caldwell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe L. Torian and wife, Ella L. Torian 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. 35 on the plan of Resubdivision of Lots 26 thru 37 and Parcel "A" of Section 1 Shepardwood Subdivision, of record in Book 4350, page 118, Register's Office for said County.

SAID Lot No. 35 fronts 71.34 feet on the westerly margin of Oakwood Avenue and extends back 130.47 feet on the northerly line and 135.63 feet on the southerly line to a dead line in the rear, measuring 56.62 feet thereon.

Being the same property conveyed to William C. Caldwell by deed from Charles D. Culp and wife, Barbara J. Culp of record in Book 7662, page 160, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4361, page 11, said Register's Office, and to the matters set forth in the above referenced plan of record.

12183

IDENTIFICATION REFERENCE

FEB 28 10 53 AM '89

0996 02/28 0101 03CHECK 167.21

This is ~~not~~ improved property, known as 2736 Oakwood Avenue, Nashville, TN 37207.

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 24th day of February, 1989.

Jackie E. Caldwell
Jackie E. Caldwell

William C. Caldwell
William C. Caldwell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of February, 1989, before me personally appeared William C. Caldwell and Jackie E. Caldwell, 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.

My Commission Expires: Oct 9, 1991

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 48,750.00.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

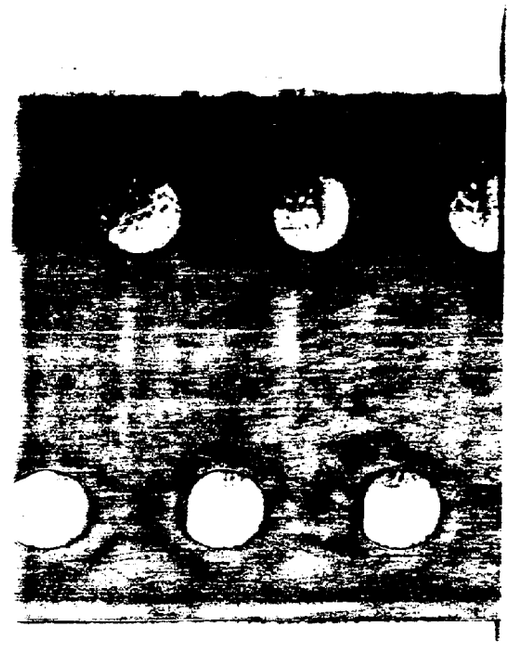
WARRANTY DEED

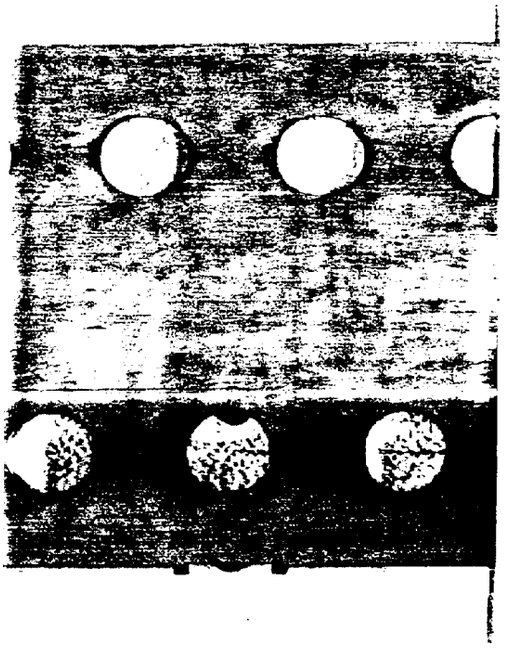
from:
William C. Caldwell and wife,
Jackie E. Caldwell

to:
Joe L. Torian and wife, Ella L.
Torian

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28171





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 439

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	48750.00
CON TX	160.71
PRFEE	0.50
WDEED	6.00
TOTAL	167.21
CHECK	167.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 10:55 0001 0996

12183.

IDENTIFICATION REFERENCE

Feb 28 10 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185416