STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 90

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES December 29, 1990

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: MICHAEL N. SEBASTIAN	MORTGAGEE: SEND TAX BILLS TO: SECURITY FINANCIAL AND MORTGAGE	MAP-PARCEL NUMBERS 4D 44225
(NAME) 1209 CLARKE STREET	(NAME) 12444 POWERSCOURT DRIVE	53-3-56
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) ST. LOUIS, MO 63131	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, DEAN DRAKE CAPLINGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL N. SEBASTIAN AND WIFE, BEVERLY B. SEBASTIAN

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 75, SECTION B, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 75 FRONTS 53.5 FEET ON CLARKE STREET, CONTAINING 0.11 ACRES, MORE OR LESS.

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT TEN (10) FEET WIDE ACROSS THE REAR OF THE SUBJECT PROPERTY FOR UTILITIES, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENT, INCLUDING INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING SAID EASEMENT, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO VENDELL C. DRAKE AND WIFE, HAZEL K. DRAKE BY DEED OF RECORD IN BOOK 2016, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID VENDALL C. DRAKE DIED ON 11-7-74 IN DAVIDSON COUNTY, TENNESSEE. THE SAID HAZEL K. DRAKE DIED ON 1/27/90 IN DAVIDSON COUNTY, TENNESSEE, AND THIS CONVEYANCE IS MADE BY DEAN DRAKE CAPLINGER IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF HAZEL K. DRAKE, DECEASED, AND IN HER CAPACITY AS SOLE DEVISEE, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAST WILL AND TESTAMENT OF THE SAID HAZEL K. DRAKE, REFERENCE FILE NUMBER 95239, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

BOBBY W. CAPLINGER, SPOUSE OF DEAN DRAKE CAPLINGER JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HIS RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO MICHAEL N. SEBASTIAN AND WIFE, BEVERLY B. SEBASTIAN.

This is improved X unimproved property, known as 1209 CLARKE STREET , OLD HICKORY , TN , 37138
(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 heirs 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 convey 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 my hand this 16th day of July , 19 90

DEAN DRAKE CAPLINGER Dean Drake Caplinger BOBBY W. CAPLINGER Bobby W. Caplinger

DEAN DRAKE CAPLINGER, EXECUTRIX: Dean Drake Caplinger, Executrix
of the Estate of HAZEL K. DRAKE

STATE OF TENNESSEE
County of SUMNER

BOOK 8155 PAGE 12

Personally appeared before me,
DEAN DRAKE CAPLINGER AND SPOUSE BOBBY W. CAPLINGER
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 1990

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, DEAN DRAKE CAPLINGER, in her capacity as EXECUTRIX of the Estate of HAZEL K. DRAKE,
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the EXECUTRIX of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of July 1990

Commission expires 12/29/90

W. K. GEORGAS, JR.:
Notary Public

42208

TENNESSEE REFERENCE

JUL 18 9 39 AM '90

FELIX Z. [illegible]
REGISTER
[illegible] TN.

0993 07/18 0101 03CHECK 216.55

WARRANTY DEED

FROM

DEAN DRAKE CAPLINGER, EXECUTRIX
of the Estate of
HAZEL K. DRAKE

TO

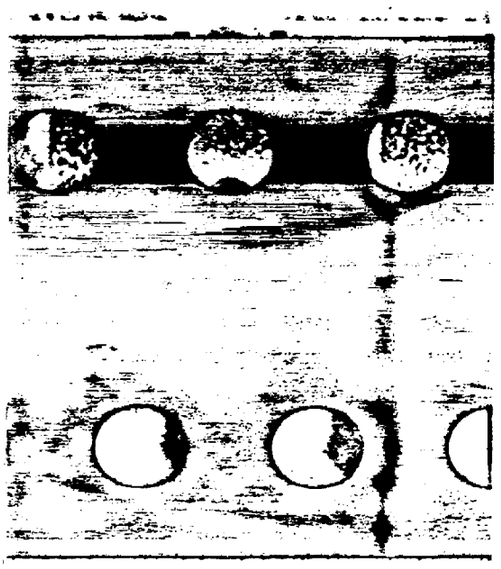
MICHAEL N. SEBASTIAN etux

PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

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



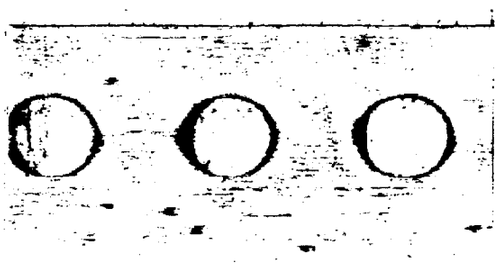
RECEIVED OF _____

FOR _____

BOOK 8155 PAGE 13

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	63500.00
CON TX	209.55
PRFEE	1.00
WDEED	6.00
TOTAL	216.55
CHECK	216.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/18/90 01 09:41 0001 0993



42208

IDENTIFICATION REFERENCE

JUL 18 9 39 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 337823