BOOK 8187 PAGE 564 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES 7-4-93

(AFFIX SEAL)

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	
Craig M. Hastings (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 135-16
216 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	12444 Powerscourt Dr., Suite 140 (STREET ADDRESS)	PARCEL 55
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	02DX00480

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, Martha L. Gann, and wife, Robert J. Gann (formerly Martha L. Hastings)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig M. Hastings and wife, Penny L. Hastings

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. 559, on the plan of Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Martha L. Hastings, single by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4376, Page 76, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4268, Page 302, Register's Office for said County.

Marta L. Hastings and Martha L. Gann being one and the same person.

54297

IDENTIFICATION

SEP 4 9 16 AM '90

FELICE P. WILKINS, REGISTER
DAVIDSON COUNTY, TENN.

5340 09/04 0101 03CHECK 279.25

This is unimproved ( ) / improved (XX) property, known as 216 Sailboat Drive, Nashville, TN 37217 (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 30th day of August, 1990

Robert J. Gann

Martha L. Gann

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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 Martha L. Gann and wife, Robert J. Gann

the bargainor S, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1990.

(or proved to me on the basis of satisfactory evidence

Commission expires 7/24/93

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 upon (his oath / themself / 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 _____.

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

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Martha L. Gann
Robert J. Gann

TO

Craig M. Hastings
Penny L. Hastings

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

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 82500.00
CON TX 272.25
PRFEE 1.00
WDEED 6.00
TOTAL 279.25
CHECK 279.25

09/04/90 01 09:17 0001 5340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

542297

IDENTIFICATION REFERENCE

SEP 4 9 16 AM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 352033