Box 5

This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

BOOK 8302 PAGE 758

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ted Lanier	Security Financial & Mortgage	108-12-155
(NAME) 3265 Lakeford Drive	(NAME) P. O. Box 31912	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) St. Louis, MO 63131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Ted Lanier and wife, Joyce Lanier and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Ted Lanier and wife, Joyce Lanier have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $57,868.00 secured by a deed of trust of record in Book 7669, page 1, Register's Office for Davidson County, TN.

Auna Gae Waller, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Ted Lanier and wife, Joyce Lanier

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 118B on the plan of Zone Lot Division, Lots 39, 40, 42, 118, 119, 120, Section 4 - East Lake Subdivision, of record in Book 6200, page 102, as amended in Book 6250, page 97, Register's Office for said County.

Said Lot No. 118B fronts 45.61 feet on the northwesterly margin of Lakeford Drive and extends back 131.08 feet on the southwesterly line and 139.78 feet on the northeasterly line to a dead line in the rear, measuring 30.62 feet thereon.

Being the same property conveyed to Auna Gae Waller by deed from Wanda Williams, unmarried of record in Book 7668, page 998, Register's Office for Davidson County, Tennessee.

96602

IDENTIF. TREFERENCE

FILED FOR RECORD
MAR 4 12 16 PM '91
DAVIDSON COUNTY TN.

MAIL TAXES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 61,900.00

Subscribed and sworn to before me this the 27th *day of* February *19* 91

My Commission expires: 5/19/91 *(Affix Seal)*

Affiant Joyce Lanier

Notary Public Judy A. Lehman

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (XX) property, known as 3265 Lakeford Drive Nashville, TN 37214,
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 27th *day of* February *, 19* 91 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Auna Gae Waller by her attorney in fact Brenda Kay Blair

Auna Gae Waller by her attorney in fact Brenda Kay Blair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19* _____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th *day of* February, *19* 91 *before me, the undersigned, a Notary Public and for said County and State, personally appeared* Brenda Kay Blair, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* Auna Gae Waller, *and acknowledged that* Brenda kay Blair *executed the same as the free act and deed of said* Auna Gae Waller

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* February, *19* 91.

_____ *Notary Public*

My Commission Expires 5-19-91

WARRANTY DEED

FROM

TO

0619 03/04 0101 03CHECK 211.27

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 760

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 61900.00
				CON TX 204.27
				PRFEE 1.00
				WDEED 6.00
				TOTAL 211.27
				CHECK 211.27
03/04/91	01			12:19 0001 0619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96602

IDENTIF. REFERENCE

MAR 4 12 16 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 401452