THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $70,000.00.

Terrell C. Hayes
Affiant

Subscribed and sworn to before this 22nd day of July, 1991.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
TERRELL A. HAYES and DEBORAH K. HAYES 1007 Virginia Avenue Nashville, Tennessee 37216	SECURITY FINANCIAL AND MORTGAGE CORPORATION 12444 Powerscourt Drive Suite 140 St. Louis, MO 63131	MAP 61-11 PARCEL 137 15DZ 04420

BOOK 8406 PAGE 950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND 00/100 DOLLARS ($70,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **C. C. AUGUSTINE and wife, MARGARET AUGUSTINE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TERRELL A. HAYES and wife, DEBORAH K. HAYES,** 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. 35 on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 100.0 feet on the northeasterly side of Virginia Street and extends back 235.0 feet between parallel lines to a dead line in the rear measuring 100.0 feet thereon.

BEING the same property conveyed to C.C. Augustine and wife, Margaret Augustine, by deed from Mary Ellen Brown Schenk, Charles Leo Brown, Margaret Ann Brown Hyde, Thomas Carr Brown and Joseph Bradshaw Brown, III, the heirs-at-law of Mary Eunice Brown, of record in Book 5479, page 899, Register's Office for Davidson County, Tennessee.

This is improved property known as 1007 Virginia Avenue, Nashville, Tennessee 37216.

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 GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, apge 178, Register's Office for Davidson County, Tennessee.

AND GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of July, 1991.

C. C. AUGUSTINE

MARGARET AUGUSTINE

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 C. C. AUGUSTINE and wife, MARGARET AUGUSTINE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 1991.

Notary Public

My Commission Expires:

1-23-94

5729 07/29 0101 03CHECK 266.00

343244

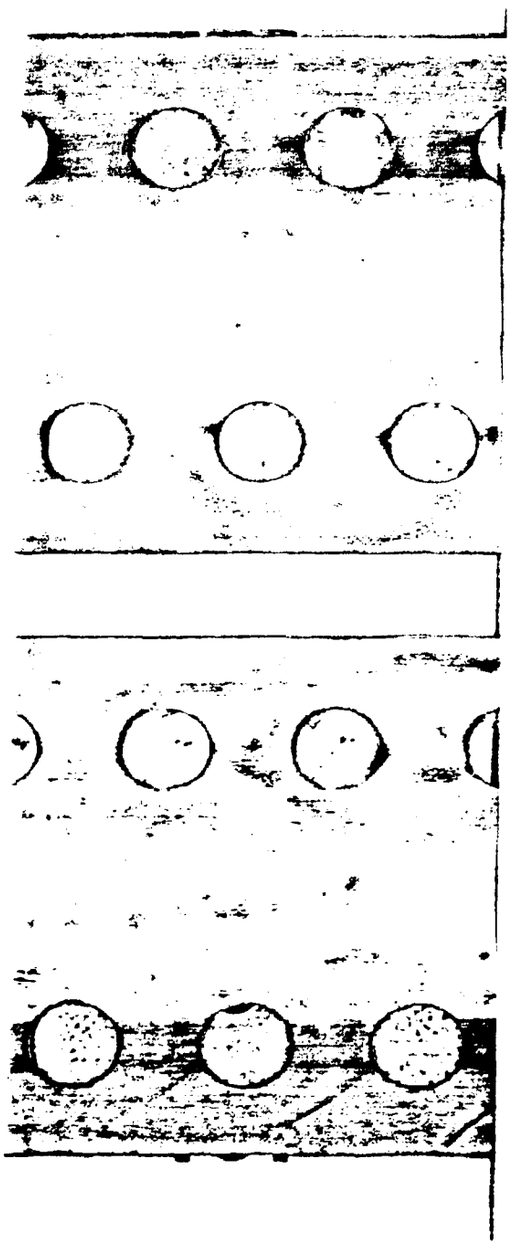
TENNESSEE REFERENCE

Jul 29 9 22 AM '91

MAIL ENV.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8406 PAGE 952

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 266.00
				CHECK 266.00
			07/29/91 01	09:25 0001 5729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 3 2 4

JUL 29 9 22 AM '91

No. 444690