THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ALLEN D. KIGER ET UX
2004 UPLAND
NASHVILLE, TN 37216

SEND TAX BILLS TO:

SECURITY FINANCIAL & MORTGAGE CORPORATION
12444 POWERSCOURT DRIVE
SUITE 140
ST. LOUIS, MO 63131

MAP/PARCEL NUMBER:

MAP 43-10, PARCEL 108

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00.

AFFIANT
Subscribed and sworn to me, this the 31ST day of JULY, 1992.

Notary Public
My commission expires: 5-12-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES O. JONES ET UX, MARY W. JONES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ALLEN D. KIGER ET UX, DORIS R. KIGER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 209-B, NIX DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

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 except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 31ST day of JULY, 1992.

JAMES O. JONES

MARY W. JONES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. JONES ET UX, MARY W. JONES, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31ST day of July, 1992.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

BOOK 8694 PAGE 765

Being Lot No. 36-2 on the Plan of the Resubdivision of Lot 36 of Tract 14 of Anderson Estate, of record in Plat Book 6050, page 443, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to James O. Jones and wife, Mary W. Jones by deed of record in Book 8097, page 36, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on the Plan of Resubdivision of Lot 36 of Tract 14 of Anderson Estate, of record in Book 6050, page 443, said Register's Office, which Plan shows a ten-foot public utility and drainage easement along the rear line of said lot. Per note on Plat, minimum building setback line to be in accordance with Metropolitan Zoning Regulations.

34307

IDENTIF. TREFERENCE

AUG 5 11 18 AM '92

DAVIDSON COUNTY TN.

7854 08/05 0101 03CHECK 209.10

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

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 766

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 53000.00
				CON TX 196.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 209.10
				CHECK 209.10

08/05/92 01 11:19 0001 7864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

343074 IDENTIF. TREFERENCE

AUG 5 11 18 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 557682