BOOK 9070 PAGE 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

John G. Doak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF August 93

LEON HARBERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: AT-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Scruggs, Attorneys, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Doak, Sr. (NAME)	Security Financial & Mortgage Corp. (NAME)	MAP 96-5
220 Cumberland Circle (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	PARCEL 6
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	

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, Peggy O. Peden, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Doak, Sr. and wife, Mary T. Doak

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:

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 95 and 96 on the Plan of a part of Bluefields, as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Associate Civil Engineers, March 15, 1963, as follows:

Beginning on the northwesterly margin of Cumberland Circle at the southeast corner of Lot No. 1 on the Plan of a resubdivision of part of Lot No. 96 on the Plan of Bluefields, as of record in Book 2330, page 119, said Register's Office; thence with the northwestardly margin of said Cumberland Circle northwestwardly 241.55 feet thence N 42 deg. 37' W 146.95 feet; thence N 30 deg. 34' W 200 feet; thence N 35 deg. 39' W 30 feet to a point in the line between Lots No. 95 and 96; being also the southwest corner of the property conveyed to William M. Doak and wife, by deed from Mary Frank Niederhauser, of record in Book 3339, page 602, Register's Office for Davidson County, Tennessee; thence with said Doak's southerly line S 87 deg. 11' E 178.59 feet to the common corner of Lots No. 1 and 5 on said resubdivision of part Lot No. 96; said point being also Doak's southeast corner; thence with the southwesterly line of said Lot No. 1, S 61 deg. 23' E 200 feet to the beginning, containing 1.35 acres more or less.

Included in the above description, but specifically EXCLUDED herefrom is the property conveyed to Mary Frank Niederhauser, by deed from William M. Doak and wife, June Brown Doak, of record in Book 4363, page 313, Register's Office for Davidson County, Tennessee, described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 220 Cumberland Circle, Nashville, Tennessee 37214
(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 30th day of August 19 93

Peggy O. Peden
Peggy O. Peden

4488 08/01/93 03:CHECK 697.50

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 Peggy O. Peden, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 19 93.

Commission expires 2-27-97

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

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

My commission expires _____

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93 SEP -3 AM 9:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

LEGAL DESCRIPTION CONTINUATION

Being a part of Lot 96 on the Map of Bluefields, as of record in Book 843, page 34, Register's Office for said County.

Said part of Lot 96 begins at a monument on the westerly margin of Cumberland Circle, being the southeasterly corner of Lot 1, Resubdivision of part of Lot 96 of Bluefields, as of record in Book 2330, page 119, and the northeasterly corner of the property conveyed to William M. Doak and wife, June Brown Doak, by deed of record in Book 3529, page 588, said Register's Office; thence with the westerly margin of Cumberland Circle in a southerly direction 6 feet to a point on said margin; thence in a northwesterly direction 200 feet to a concrete monument at the southwesterly corner of said Lot 1; thence with Doak's line and the southwesterly line of Lot 1, South 61 deg. 23' East 200 feet to the point of beginning.

TRACT II:

Being part of Lot 95 on the Map of Bluefields, as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, being described according to a survey by Parrish Engineers, Inc., and dated 10 June, 1969, as follows:

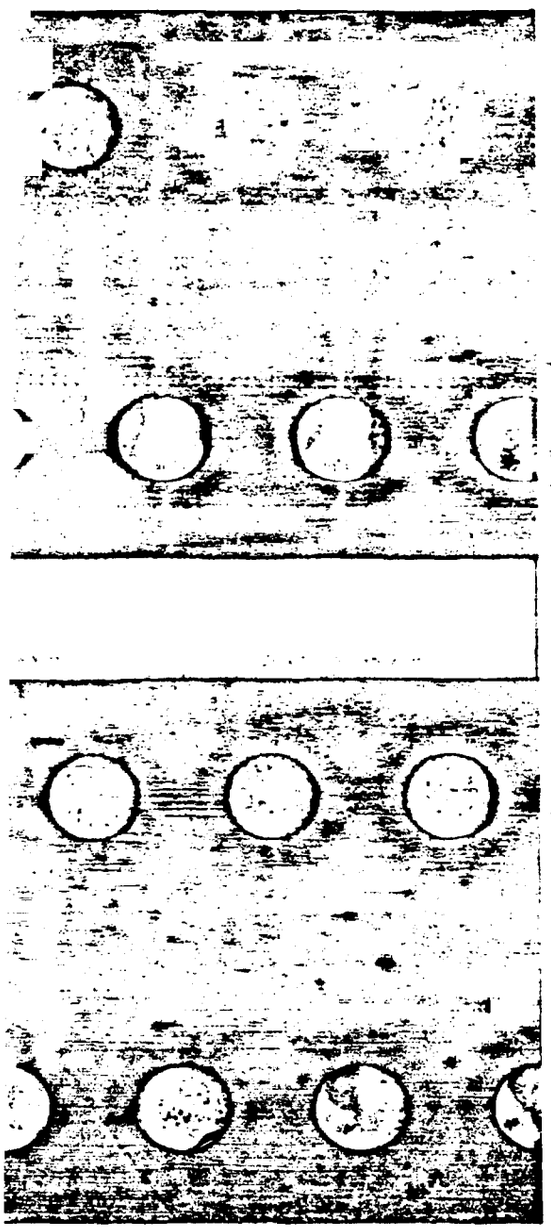
Beginning at an iron stake on the westerly margin of Cumberland Circle, said stake being South 35 deg. 51' West 47 feet from the original corner of Lots 95 and 96 of said Subdivision; thence with a new property line and south of the new fence, North 45 deg. 01' West 132.85 feet to an iron pin; thence North 34 deg. 13' West 47.35 feet to an iron pin; thence North 28 deg. 51' West 169.8 feet to an iron pin in the old property line; thence with Doak's southwesterly line, South 30 deg. 34' East 200 feet to an iron pin in said Doak's line; thence continuing with said line South 42 deg. 37' East 146.95 feet to the point of beginning and containing 998 square feet, or .02 acres, more or less.

Being the same property conveyed to John W. Peden and wife, Peggy O. Peden by deed from Robert H. Laird, M.D. and wife, Leslie K. Laird, of record in Book 5246, page 22, Register's Office for Davidson County, Tennessee, the said John W. Peden and Peggy O. Peden having since divorced and said property having been quitclaimed to Peggy O. Peden of record in Book 8775, page 660, said Register's Office.

TRACT III:

BEGINNING at a point in the westerly property line of the John Peden property, said point being further described as being 179.35 feet northwest of the northern margin of Cumberland Circle; thence in a northwesterly direction N 31 deg. 12 min. 35 sec. W a distance of 206.02 feet to a point, said point being the southwest corner of the Kenneth G. Gaidos property as of record in Deed Book 4043, page 966, Register's Office of Davidson County, Tennessee; thence with the Gaidos southern property line in an easterly direction S 89 deg. 27 min 30 sec E a distance of 12.70 feet to a point, said point being the northwest corner of the John Peden property as of record in Deed Book 5246, page 0022, Register's Office of Davidson County, Tennessee; thence with the John Peden's westerly property line in a southerly direction S 33 deg. 5 min. 38 sec. E a distance of 30.00 feet, thence continuing along said westerly property line S 27 deg 13 min 44 sec E a distance of 169.80 feet to the point of beginning.

Being the same property conveyed to Peggy O. Peden, a single person, by deed from Robert L. Jackson, Trustee, of record in Book 6828, page 824, Register's Office, Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK ~~9070~~ PAGE ~~ ~~ 20

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 12.00
TOTAL ~~697.50~~
CHECK ~~697.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/93 01 09:03 0001 1488

59347
IDENTIF. ↑ REFERENCE

93 SEP -3 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693958