BOOK 9582 PG 651

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,824.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Epperson (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 97-8
405 Montego Cove (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	PARCEL 34
Hermitage, TN 37076 (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, Timothy Ross Paul and wife, Diane Paul

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra L. Epperson unmarried

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. 225, on the plan of Lake Park, Section 6,, of record in Book 4885, Page 176, 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 Timothy Ross Paul by deed from William D. Taylor, Jr., of record in Book 6975, Page 634, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5057, Page 431, Register's Office for said County.

The said Diane Paul joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to a Deed of Trust executed by Timothy Ross Paul and wife, Diane Paul, to Neldia J. Moore, Trustee, for Security Financial and Mortgage Corporation, dated July 26, 1993, and filed for record in Book 9032, Page 474, Register's Office for said County, with an unpaid principal amount of approximately $ 70,466.48, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 405 Montego Cove, Hermitage, TN 37076
(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 our hand s this 30th day of January, 19 95

Timothy Ross Paul

Diane Paul

FILE BOX 45

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 Timothy Ross Paul and wife, Diane Paul

the bargainor s, 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 at Nashville, Tennessee, this 30th day of January, 19 95.

Commission expires March 25, 1995

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

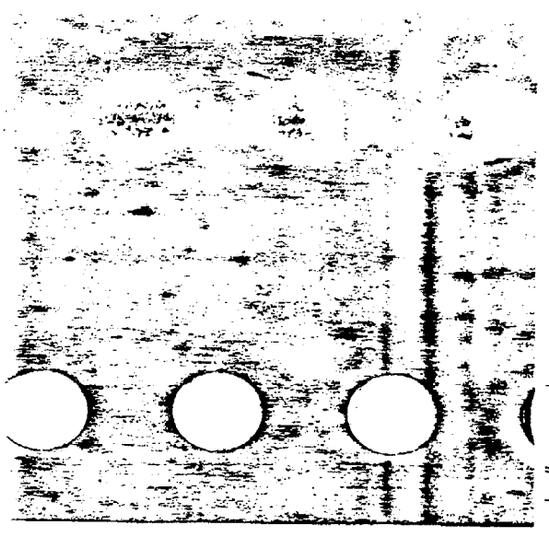
6807 01/31 0101 03CHECK 315.45

29607

IDENTIFICATION REFERENCE

95 JAN 31 PM 1:48

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



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

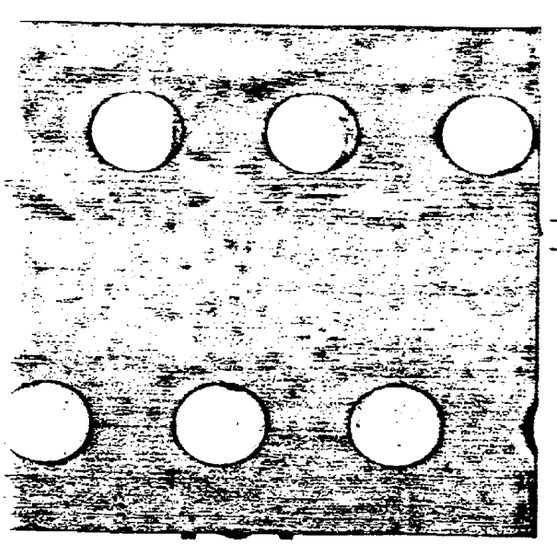
RECEIVED OF _____

FOR _____

BOOK 9582 PG 653

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 82824.48
CON TX 306.45
PRFEE 1.00
WDEED 8.00
TOTAL 315.45
CHECK 315.45

01/31/95 01 13:48 0001 6807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29607
IDENTIF. # REFERENCE

95 JAN 31 PM 1:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 876575