File box #7
File #33200

BOOK 9611 PG 510

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Walton (NAME)	Security Financial & Mortgage (NAME)	59-6-33
709 Troy Drive (ADDRESS)	12444 Powerscourt Drive (ADDRESS)	13DA 35895
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	St. Louis, Missouri 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, Phyllis R. Lang Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Walton, 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:

LAND in Davidson County, Tennessee, being Lot No. 41, on the Plat of Ewing Valley, Section 1, of record in Plat Book 4300, Page 167, Register's Office for said County.

SAID Lot No. 41 fronts 81 feet on the north margin of Troy Drive and extends back 140 feet on the east line and 139.9 feet on the west line, to a line on the rear on which it mesures 79.19 feet.

BEING the same property conveyed to Albert T. Lang and wife, Phyllis R. Lang by deed from Patsy Lee Appleton of record in Book 4910, Page 214, Register's Office for Davidson County, Tennessee. Langs divorced in Case No. 82D-2307 in which she was given sole title to property.

The foregoing is the same legal description as appears in the previous deed of record.

95 MAR -6 AM 9:54
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

39429
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 709 Troy Drive, Nashville, Tennessee 37207
(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 28th day of February, 19 95

Phyllis R. Lang-Beard
Phyllis R. Lang Beard

Ronald Lee Burd

BOOK 9611 PG 511

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 Phyllis R. Lang Beard et vir Ronald Lee Beard

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 28th day of February, 1996.

Commission expires 7/25/98

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

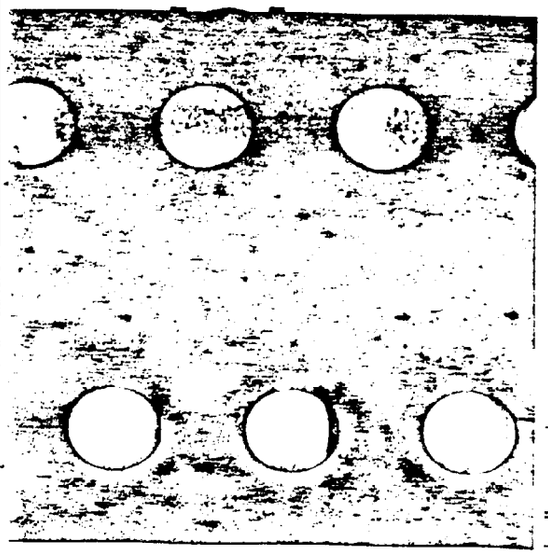
WARRANTY DEED

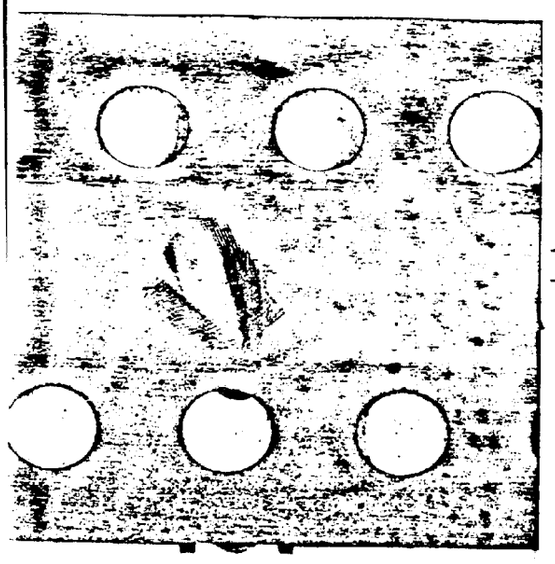
FROM
Phyllis R. Lang Beard

TO
David L. Walton

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201

7473 03/06 0101 03CHECK 242.10





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

RECEIVED OF _____

FOR _____

BOOK 9611 PG 512

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

03/06/95 01 09:55 0001 7473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39429
IDENTIF. ↑ REFERENCE

95 MAR -6 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 887118