FILE BOX 45

BOOK 9701 PG 128

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

Rick E. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 95

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

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
Rick E. Phillips (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 51-12
326 East Due West Avenue (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	PARCEL 78
Madison, TN 37115 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	11D-66890

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, John H. Brown, III and Georgia E. Seymour, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick E. Phillips and wife, April D. Phillips

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. 12 on the unrecorded plan of the Core Subdivision, and described according to a copy of a survey thereof made by Anderson and Gee, dated April, 1946, as follows: BEGINNING at a point in the southerly margin of Due West Avenue at the common corner of Lots Nos. 12 and 13; thence southerly with the line between said Lots 150 feet to a point in the north line of Lot No. 17; thence westerly along the line between Lots Nos. 12, 17, and 18, 75 feet to the sotheast corner of Lot Nos. 11 and 12, 150 feet to the southerly margin of Due West Avenue; thence along the margin of said Avenue, easterly 75 feet to the beginning.

BEING the same property conveyed to John H. Brown, III and Georgia E. Seymour, both unmarried by deed from David L. Simms and wife, Karen K. Simms, of record in Book 7589, Page 749, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1397, Page 11, Register's Office for said County.

0069891
IDENTIF. ↑ REFERENCE

95 JUN 14 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1019 06/14 0101 03CHECK 242.10

unimproved ( )
This is improved (X) property, known as 326 East Due West Avenue, Madison, TN 37115
(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 9th day of June 19 95

John H. Brown, III

Georgia E. Seymour

Georgia E. Seymour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Brown, III and Georgia E. Seymour, both unmarried

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 9th day of June, 1995.

Commission expires ~~May 24, 1997~~ 1-22-99

Notary Public

TANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

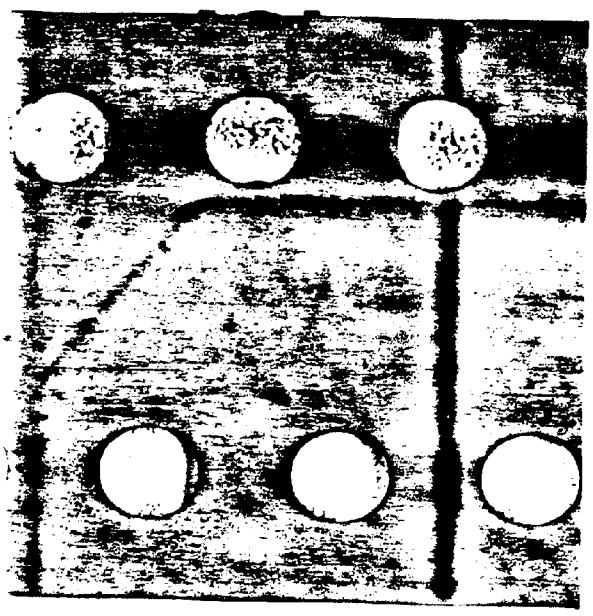
STATE OF TENNESSEE
COUNTY OF

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



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

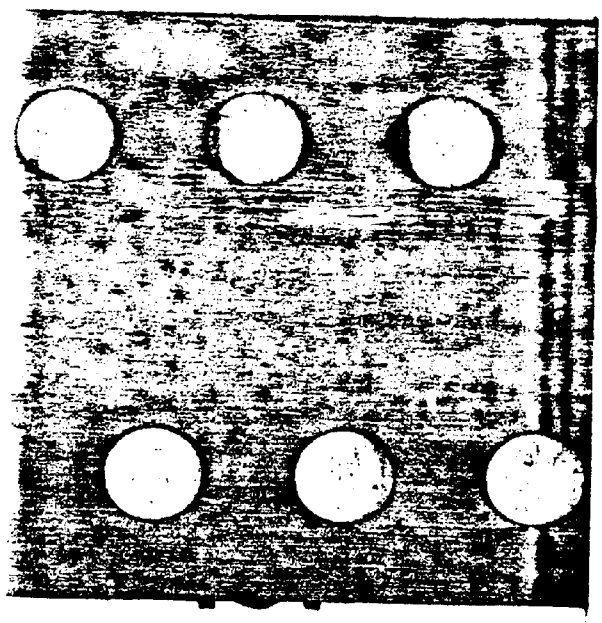
RECEIVED OF _____

FOR _____

BOOK 9701 PG 130

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1019

0069891
IDENTIF. ↑ REFERENCE

95 JUN 14 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 920265