BOOK U742PG238

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,644.23

Betty Lou Venus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 19 95

Notary Public

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

NOTARY PUBLIC

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
Betty Lou Venus	Security Financial and Mortgage Corporation	MAP 162-6
(NAME)	(NAME)	
178 Old Tusculum Road	12444 Powerscourt Dr., Suite 140	PARCEL 103
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Louis, MO 63131	05DU52804
(CITY) (STATE) (ZIP)	(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, Billie D. Lundy, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Betty Lou Venus and husband J. D. Venus

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. 6 on the Plan of Old Tusculum Road Heights Subdivision, recorded in Book 4300, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Billie D. Lundy and wife, Mary S. Lundy by deed from Eddie A. Boaz and husband, Walter Jones, of record in Book 7708, Page 514, Register's Office for said County. The said Mary S. Lundy is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4409, Page 223, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Billie D. Lundy and wife, Mary S. Lundy, to Neldia J. Moore, Trustee, for Security Financial and Mortgage Corporation, dated November 15, 1988, and filed for record in Book 9056, Page 400, Register's Office for said County, with an unpaid principal amount of approximately $61,644.23, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees. And for the same consideration Grantees hereby assume the obligations of Billy D. Lundy and wife, Mary S. Lundy, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

unimproved ( )
This is improved (X) property, known as 178 Old Tusculum Road, Antioch, TN 37013
(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 26th day of July, 19 95

Billie D. Lundy
Billie D. Lundy

BOOK 9742 PG 239

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 Billie D. Lundy

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 1995.

Commission expires May 24, 1997

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 _____

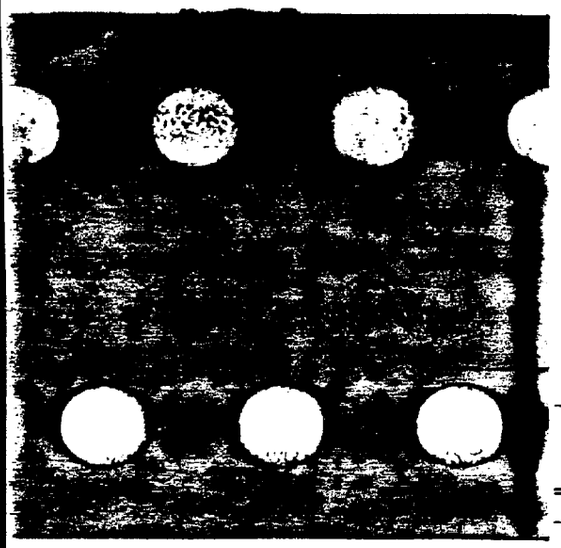
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

3523 07/27 0101 03CHECK 277.79

95 JUL 27 AM 11:48

083071



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

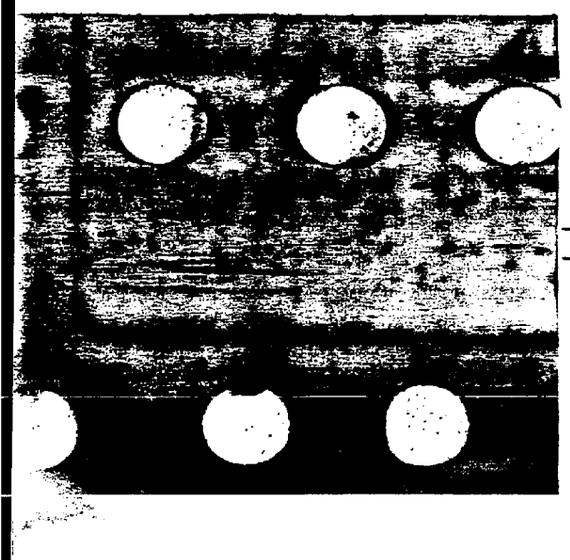
RECEIVED OF _____

FOR _____

BOOK 9742PG240

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 72644.23
CON TX 268.79
PRFEE 1.00
WDEED 8.00
TOTAL 277.79
CHECK 277.79

07/27/95 01 11:50 0001 5523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00830741 IDENTIF. # REFERENCE

95 JUL 27 AM 11:48

REGISTER
DAVIDSON COUNTY, TN.

No.934582