BOOK 10132 PG 409

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Gini W. Warmath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 96

Patricia Nicholls
Notary Public

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

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gini W. Warmath (NAME)	Security Financial and Mortgage (NAME)	MAP 73-7
2226-A Cabin Hill Road (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	PARCEL 167
Nashville, TN 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, James Walter Biffle, Sr. and wife, Shirley P. Biffle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gini W. Warmath and Anne C. Whitefield and David T. Whitefield

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. 58-A on the Zone Lot Division of Lots 54, 55, 56, 57 & 58 on the Plan of Cabin Hill Subdivision, Section One, of record in Plat Book 6250, page 154, amending Plat Book 5200, page 581, 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 James Walter Biffle, Sr. and wife, Shirley P. Biffle by deed from Richard A. Northcutt, Trustee, of record in Book 9356, Page 454, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6430, Page 509, Register's Office for said County.

IDENTIF. ↑ REFERENCE 0207236

96 JUL 25 PM 1:49
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2226-A Cabin Hill Road, Nashville, TN 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 our hand s this 23rd day of July, 19 96

James Walter Biffle, Sr.

Shirley P. Biffle

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 23rd day of July 19 96

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON CO., TN

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 10132 PG 411

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 212.50
				CHECK 212.50
			07/25/96 01	13:53 0001 9175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207238
IDENTIF. ↑ REFERENCE

96 JUL 25 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.