THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of August 1996

Notary Public

My Commission Expires: 11, 22, 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DOUGLAS W. POWELL 3733 Burrus Avenue Nashville, Tennessee 37216	SECURITY FINANCIAL 12444 Powerscourt Drive #140 St. Louis, Missouri 63131	MAP 61-14 PARCEL 169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 85,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, THOMAS D. STARKEY AND R. DONALD BRITTON, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DOUGLAS W. POWELL AND WIFE, BARBARA S. POWELL 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. 89 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, page 640, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas D. Starkey and R. Donald Britton, both unmarried, as Joint Tenants with Right of Survivorship, by deed from Robert D. Shemin, married, of record in Book 9942, page 216, Register's Office for Davidson County, Tennessee.

0221247
IDENTIF. & REFERENCE

96 SEP -4 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4185 09/04 0101 03CHECK 325.35

This is improved property known as 3733 Burrus Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of E.B. Craig's S/D of the Crownover Property of record in Book 894, page 640, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of August, 19 96.

Thomas D. Starkey
THOMAS D. STARKEY by R. Donald Britton Atty in Fact

R. Donald Britton
R. DONALD BRITTON

NOTARY PUBLIC AT LARGE
MITCHELL A. WATTS
DAVIDSON COUNTY, TENN.

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 R. DONALD BRITTON, 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 this 23rd day of August, 1996.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

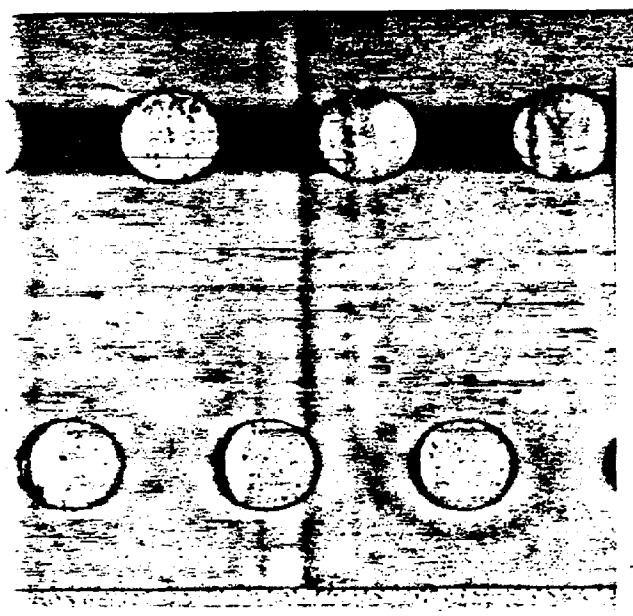
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. Donald Britton to me known to be the person who executed the foregoing instrument in behalf of Thomas D. Starkey and acknowledged that he executed the same as the free act and deed of the said Thomas D. Starkey.

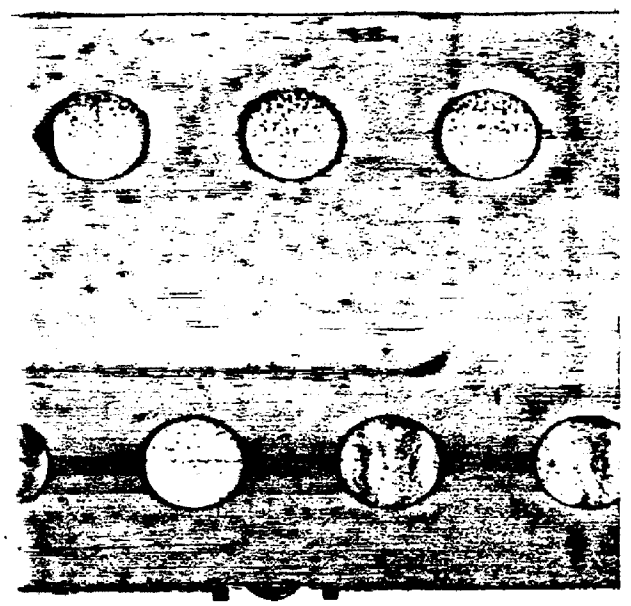
Witness my hand and seal this 23rd day of August, 1996.

Mitchell A. Watts
Notary Public

My commission expires: 11/22/97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10178 PG 212

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 85500.00	
			CON TX 316.35	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 325.35	
			CHECK 325.35	
		09/04/96 01	14:34 0001 4185	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221247
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026688