BOOK 4818 PAGE 772 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,187.56

Frank Lee Leggett, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 74.

Notary Public

MY COMMISSION EXPIRES: May 21, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tenn.-37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Lee Leggett, Jr. (NAME)	The Lomas & Nettleton Company (NAME)	Map 72-4
3800 Inglewood Circle South (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue, (STREET ADDRESS)	Par 149
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	15D-33320

FOR AND IN 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, ROY L. RYAN and wife, PEARL E. RYAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK LEE LEGGETT, JR. and wife, BARBARA C. LEGGETT

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. 31 of Block "A" on the Map of Inglewood Terrace as of record inBook 1130, page 1, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Inglewood Circle South, the common corner of Lots Nos. 30 and 31; thence with the line between said lots, southerly 155 feet 6 inches to a point in the north line of Inglewood Golf Club Estates Subdivision; thence westerly 80 feet 3 inches to a point in the east margin of Stratford Avenue; thence with the margin of the same, northerly 129 feet 9 inches to a point, the beginning of a curve; thence around said curve in a northerly direction 31.4 feet to a point in the southerly margin of Inglewood Circle South; thence with the margin of the same easterly 60 feet to the point of beginning.

BEING the same property conveyed to Roy L. Ryan and wife, Pearl E. Ryan, by deed from Dade Homes, Inc., of record in Book 3811, page 879, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murphree Mortgage Company, of record in Book 3811, page 883, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred by the said Grantees.

This is unimproved (x) improved ( ) property, known as 3800 Inglewood Circle South, Nashville, Tennessee
(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 22nd day of May, 19 74

Roy L. Ryan

Pearl E. Ryan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Roy L. Ryan and wife, Pearl E. Ryan

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May 19 74

Commission expires May 29, 1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared CONV 12,127.5[illegible] and _____ (his oath) MAY24'74 STAX with whom I am personally acquainted and who upon (their several oaths) acknowledged (himself) (themselves) to be the A* 31.72 A* .50 and MAY24'74 RECFEE respectively of the A* 4.00 * 36.22 the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

ROY L. RYAN, ET UX

TO

FRANK LEE LEGGETT, JR., ET UX

C 5 5 8 3 3

IDENTIF. REFERENCE

MAY 24 3 10 PM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: Box 9
Castleman & Harris