WARRANTY DEED

BOOK 5673 PAGE 414

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marvin Wayne Ryan, Jr. (NAME)	Lomas & Nettleton Company (NAME)	Map 85-7
3211 Dinah Court (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 22
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Two Hundred Forty-Six and 10/100 ($11,246.10)---------- *Dollars,*

cash in hand paid the receipt and sufficiency of which is hereby acknowledged and assumption of the unpaid balance of a promissory note to Murphree Mortgage Company and secured by a Deed of Truxt of record in Book 3168, page 23 Register's Office of Davidson County, Tennessee.

Wayne Leeper and wife Illona Leeper

have this day bargained and sold, and do hereby transfer and convey unto the said Marvin Wayne Ryan, Jr. and wife Charlotte Ryan *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 244 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 244 fronts 91 feet on the southeasterly side of Dinah Court and runs back between lines, 179.45 feet on the northeasterly lines and 200 feet on the southwesterly line to a dead line in the rear on which it measures 69.25 feet.

Being the same property conveyed to Wayne Leeper and wife, Illona Leeper, by deed from David L. Royster and wife, Elizabeth C. Royster, as of record in Book 4474, page 558, in said Register's Office.

It is further understood and agreed that said property is subject to restriction covenants and easements of record in Book 5180, Page 904 and as shown on the plan of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee.

LOWELL C. BYRD NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 17th day of October, 19 80

Affiant Wayne Leeper

My commission expires: January 15, 1983 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3211 Dinah Court, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Marvin Wayne Ryan, Jr. and wife, Charlotte Ryan their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1980 real property taxes a lien not yet due and owing and as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marvin Wayne Ryan, Jr. and wife, Charlotte Ryan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* October, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wayne Leeper

Wayne Leeper

Mrs. Illona Leeper

Illona Leeper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., a Notary Public in and for said County and State, Wayne Leeper and wife, Illona Leeper

the within named 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 17th day of October, 19 80

Commission expires January 15, 1983

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of....., 19.....

.....Notary Public

Commission expires .....

G. I. 5752

IDENTIF. REFERENCE

Nov 3 2 12 PM '80

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Wayne Leeper et ux

TO
Marvin Wayne Ryan, Jr. et ux

THIS INSTRUMENT PREPARED BY:
Roland M. Lowell
618 United American Bank Building
Nashville, Tennessee 37219

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

40000.00- CO
104.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
2305A11/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.5.7 5 2

IDENTIF. REFERENCE

Nov 3 2 12 PM '80

FELIX Z. WILSON
DAVIDSON COUNTY

No. 789835