WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Leeper	Lomas & Nettleton Company	30 085 35
(NAME)	(NAME)	
2206 Larimore Drive	3200 Pacific Avenue	Map 95-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, Virginia 23407	Par 74
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)---------- *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 Lomas & Nettleton Company and secured by a Deed of Truct of record in Book 3568, page 424, Register's Office of Davidson County, Tennessee.

Marvin Wayne Ryan, Jr. and wife Charlotte Ryan

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

Being Lot No. 74 on the Plan of Cloverdale, Section 2, of record in Book 2133, page 58, Register's Office for said county, and being more particularly described as follows:

Said Lot No. 74 fronts 94 feet on the easterly side of Larimore Drive and runs back between lines 218.5 feet on the southerly line and 214.4 feet on the northerly line, to a dead line on which it measures 68 feet.

Being the same property conveyed to Marvin Wayne Ryan, Jr. and wife, Charlotte Ryan, by Warranty Deed from Marvin Wayne Ryan, Sr. and wife, Rose Marie Ryan, of record in Book 5251, page 366, Register's Office of Davidson County, Tennessee.

It is further understood and agreed that said property is subject to restrictive covenants and easements of record in Book 2149, page 525, and as shown on the plan of record in Book 2133, page 58, Register's Office of Davidson County, Tennessee, and subject to 1980 real property taxes, a lien, not yet due and owing.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

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

Affiant

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

Notary Public

This is improved (XX) unimproved ( ) property, known as 2206 Larimore Drive, 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 Wayne Leeper and wife, Illona Leeper 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.*

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

Witness hand this 17th *day of* October, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marvin W. Ryan Jr. — Marvin Wayne Ryan, Jr.

Charlotte Ryan — Charlotte Ryan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... a Notary Public in and for said County and State, Marvin Wayne Ryan, Jr. and wife, Charlotte Ryan 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, 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.....

Commission expires .....

.....
Notary Public

2306 11/03 81.90- K CHEC

WARRANTY DEED

FROM
Marvin Wayne Ryan, Jr. et ux

TO
Wayne Leeper 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

G. I. 5 7 5 3

IDENTIF. REFERENCE

Nov 3 2 13 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

29000.00- CO
75.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 81.90-
2306A11/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.5753

IDENTIF. REFERENCE

Nov 3 2 13 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 789836