#3184

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6275 PAGE 839

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger H. Levin (NAME)	First Federal Savings and Loan Association of Tullahoma, Tennessee (NAME)	118-10
843 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	182
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	FB #OH-5730

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, FRANK ED LIGGETT and wife LOIS G. LIGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER H. LEVIN a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 34 on the Plan of Longview Manor, Sections One and Two, of record in Plat Book 1424, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank Ed Liggett and wife, Lois G. Liggett by deed from John W. Moreland and wife, LaVerne Moreland of record in Book 4890, page 264, Register's Office for said County.

Included in the above described property, but specifically excluded from this transaction, is the following tract of land:
Land in Davidson County, Tennessee, being part of Lot No. 34 on the Map of Longview Sections I and II as of record in Book 1424, page 127, Register's Office for Davidson County.
Beginning at a point in the south margin of Woodmont Boulevard, said point being the northwest corner of Lot No. 35; thence with the west boundary line of Lot No. 35 south 2 degrees 30' east 10 feet; thence south 85 degrees 57' 46" west 100 feet more or less to the beginning of a curved line to the left, which has a radius of 40 feet; thence with said curved line southwestwardly 61.7 feet more or less to the end of said curved line in the east margin of Crestridge Drive; thence with said margin north 5 degrees 35' 30" west 25 feet to the beginning of a curved line to the right which has a radius of 25 feet; thence with said curved line northeastwardly 39.27 feet more or less to the end of said curved line in the south margin of Woodmont Boulevard; thence with said margin north 85 degrees 57' 40" east 115 feet to the point of beginning and containing 1,492 square feet being part of the same property vested in John Moreland, and wife, LaVerne Moreland, by deed from Mildred Dean Wagoner, et al, as of record in Book 4500, page 821, Register's Office, Davidson County.

Being the same property conveyed to State of Tennessee by Circuit Court order of record in Book 4638, page 535, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Easement of record in Book 1424, page 127; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 127, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 843 Woodmont Boulevard Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of April, 1984.

Frank Ed Liggett
FRANK ED LIGGETT

Lois G. Liggett
LOIS G. LIGGETT

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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 FRANK ED LIGGETT and wife, LOIS G. LIGGETT

the bargainor s*, 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 18th day of April, 1984.

My commission expires 1/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIF. REFERENCE

APR 23 12 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11741

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 1984.

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM FRANK ED LIGGETT and wife,

TO LOIS G. LIGGETT

ROGER H. LEVIN

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6275 PAGE 841

FOR

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

98500.00- CAMT.
256.10 - CSTAX
.50 PRFEE
6.00 WDEED
CHECK 262.60-
0596A04/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:7 1 4 1.

IDENTIF. REFERENCE

APR 23 12 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30292