FORM NO. WD-1

BOOK 6493 PAGE 621

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~36,229.53~~

Terry E. Caughran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 85.

Faith Lois Aiken
Notary Public

MY COMMISSION EXPIRES: 1-10-1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry E. Caughran (NAME)	Fidelity Federal Savings and Loan (NAME)	6DA-33733
741 Wildview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2588 (STREET ADDRESS)	119-16
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	34

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, Delmas A. Ryan, Sr. and wife, Teressa G. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry E. Caughran and wife, Debra A. Caughran

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. 118 on the Plan of Section Two, Battlewood as of record in Book 1835, pages 95 and 96, Register's Office, Davidson County, Tennessee.

Said Lot No. 118 fronts 85 feet on the westerly side of Wildview Drive and runs back 333.25 feet on the northerly line and 335.2 feet on the southerly line, to a dead line measuring 246.5 feet the said dead line being a broken line.

Being the same property conveyed to Delmas A. Ryan, Sr. and wife, Teressa G. Ryan by deed from John R. Farmer, unmarried and Jeri D. Farmer Adcock and husband Donald James Adcock of record in Book 6141, Page 688, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

CHECK

This is ( ) unimproved ( ) improved property, known as 741 Wildview Drive, Nashville, Tn. 37211
(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 hands this 15th day of February, 1985

Delmas A. Ryan, Sr. Delmas A. Ryan, Sr.

Teressa G. Ryan Teressa G. Ryan

02/15/85 • 62 • 100 • 609

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delmas A. Ryan, Sr. and wife, Teressa G. Ryan

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 Brentwood, Tennessee, this 15th day of February, 19 85

Commission expires 1-10-1989

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ 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
Delmas A. Ryan, Sr.

TO
Teressa G. Ryan

Terry E. Caughran

Debra A. Caughran

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37072

I.B. 3 4 5 3

IDENTIF. REFERENCE

FEB 15 2 29 PM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6493 PAGE 623

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

36229.83- CANT.
94.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.62-
1604A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8345.3

IDENTIF. REFERENCE

FEB 15 2 29 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 108983