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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

W V Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1988

Eleanor L. Edmondson
Notary Public

MY COMMISSION EXPIRES: 10-24-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LBJ Properties	c/o James Ryan (NAME)	081-12-0
c/o James (NAME) Ryan	6044 Sears Road	002.00
6044 Sears Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Pegram TN 37143 (CITY) (STATE) (P.O. ZIP)	Pegram TN 37143 (CITY) (STATE) (ZIP)	

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 Joe Wall and wife, Bettye Dean Wall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LBJ Properties, a general partnership between William V. Ryan and James R. Ryan

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. 309 on the Map of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 309 fronts 50 feet on the easterly side of Arthur, formerly Wetmore Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed Joe Wall by deed from Sam Henderson, Devisee under the Will of Rachel Smith Hall, deceased, of record in Book 6665, page 439, Register's Office for Davidson County, Tennessee.

The said Bettye Dean Wall joins in this conveyance to convey any marital rights she might have.

Sale subject to Deed of Trust of record in Book 6743, page 925, said Register's Office.

14041

IDENTIFICATION
JUN 25 10 40 AM '88
REAL ESTATE TRANSFER TAX
DAVIDSON COUNTY, TN

This is improved ( ) unimproved (X) property, known as 1702 Arthur Street, Nashville, TN
(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 my hand this 20 day of June, 1988

Joe Wall

Bettye D. Wall

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sharon L. Lair, a Notary Public in and for said County and State, the within named Joe Wall and Bettye D. Wall

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1986.

Sharon L. Lair Notary Public

Commission Expires 10-24-88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOE WALL and wife,

Bettye Dean Wall

TO

LBJ Properties, a general partnership between William V. Ryan and James R. Ryan

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Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244 2101

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

450[illegible].00- CAPITAL
117.00 CSTAX
.50 PRFE
6.00 WDSTAX
CHECK 123.50-
9642A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14041

IDENTIFICATION REFERENCE

JUN 25 10 40 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 263137