8-22-86

This instrument prepared by:
J. M. Grissim
Attorney at Law
323 Union Street
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
D & F Properties P.O. Box 121873 Nashville, TN 37212	SAME	118-8-172

For and in consideration of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RONALD SANDERS LIGON has bargained and sold and by these presents does transfer and convey unto the said D & F PROPERTIES, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot B of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park of record in Book 332, page 29, Register's Office for Davidson County, Tennessee and described according to a boundary line survey by Dale and Associates, Inc., dated May 9, 1986, as follows:

Beginning at a point situated in, the westerly margin of Eugenia Avenue, said point being 355.12 feet more or less south of the southerly margin of Newsome Street, said point also being the southeast corner of the Ralph Henson Property, as of record in Deed Book 5686, page 608, R.O.D.C., Tennessee, and the northeast corner of the property herein described; thence, with Eugenia Avenue, S 23degrees 03minutes 00seconds E, a distance of 205.46 feet to a point; thence, around a curve to the right having a central angle of 07degrees 03minutes 38seconds, a radius of 695.89 feet, a total length of 85.76 feet to a point; thence, N 77degrees, 07minutes 20seconds W, a distance of 283.17 feet to a point; thence, N 00degrees 15minutes 30seconds E, a distance of 222.00 feet to a point; thence, S 84degrees 44minutes 30seconds E, a distance of 166.67 feet to the point of beginning and containing 1.21 acres of land more or less.

Being part to the property conveyed to Ronald Sanders Ligon by deed from Brainard B. Gracy of record in Book 2796, page 209, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Marty Ligon joins in this conveyance to convey all of her right, title and interest, if any, in the above described property, which she maigh hold as wife of the Grantor.

Whenever 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, we have set our hands on the 26th day of August, 1986.

Ronald S. Ligon
RONALD SANDERS LIGON

Marty Ligon
MARTY LIGON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RONALD SANDERS LIGON and wife, MARTY LIGON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 26th day of August, 1986.

Laura L. Chastain
NOTARY PUBLIC

My commission expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ $5,000 . This is equal to or greater than the property would bring at a fair and voluntary sale.

3 5 5 8 3
IDENTIFICATION REFERENCE
AUG 27 9 04 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AFFIANT

Sworn to and subscribed before me this 26th day of August, 1986.

Laura L. Chastain
NOTARY PUBLIC

My commission expires: 3-8-89

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

RECEIVED OF _____

FOR _____

BOOK 6960 PAGE 282

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

85000.00 CAMT.
238.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 244.50
4666A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35583

IDENTIFICATION REFERENCE

AUG 27 9 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287637