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FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-21-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl C. Mooneyhan	Republic Mortgage, Inc.	43-1
(NAME)	(NAME)	
142 Sarver Drive	One Maryland Farms, Suite 101	160
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Brentwood, Tennessee 37027	11D-25192
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, LBJ Properties, a partnership composed of James R. Ryan and W. V. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl C. Mooneyhan and wife, Sylvia A. Mooneyhan

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 part of Lot C on the Corrected Map of W. P. Ready Subdivision of the Thornton Tract, of record in Book 332, page 110, Register's Office for Davidson County, Tennssee, and more fully described according to a survey by John Kohl and Company as follows:

Said Part of said Lot C fronts 75 feet on the southerly margin of Sarver Avenue and runs back between lines 244 -1/2 feet more or less on the westerly line and 242 feet more or less on the easterly line to a line in the rear which measures 75 feet.

Being the same property conveyed to LBJ Properties by deed from David L. Ursery and wife, Anna M. Ursery of record in Book 6688, page 170 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

36572

IDENTIFICATION REFERENCE

Aug 29 8 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 142 Sarver Drive, Madison, Tennessee 37115
(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 26th day of August, 19 86

LBJ Properties
By: W. V. Ryan, Managing Partner

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STATE OF Tennessee

COUNTY OF Davidson

Before me, A NOTARY PUBLIC, of the State and County aforesaid, personally appeared W. V. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be a partner(s) of LBJ Properties, the within named bargainor, a partnership, and that he/they as such partner(s), executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/themselves as partner(s).

Witness my hand and seal, this 26th day of August, 19 86.

NOTARY PUBLIC

My Commission Expires: 7-18-87

WARRANTY DEED

FROM LBJ Properties

TO Darryl C. Mooneyhan and wife, Sylvia Mooneyhan

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

5[illegible]00.00 CAMT.
154.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.50
5789A03/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36572

IDENTIFT REFERENCE

AUG 29 8 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288734