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FILE BOX 3

FORM WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

William V. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
William V. Ryan (NAME)	Investors Federal Savings Bank (NAME)		83-5
905 North 14th Street (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)		250
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	Hendersonvillle, TN 37075 (CITY) (STATE) (ZIP)		27W-03070

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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.

Being Lot No. 3 on the Plan of Todd Lands, of record in Book 161, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal and accurate description.

Being the same property conveyed to LBJ Properties by deed from Jerry D. Reasonover and Roy Faircloth of record in Book 6708, page 47, Register's Office for Davidson County, Tennessee.

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.

5961.2

IDENTIFICATION REFERENCE

Nov 4 8 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 905 North 14th Street, Nashville, Tennessee 37206
(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 29th day of October 19 86

LBJ Properties
By:
Joe F. Wall, Managing Partner

STATE OF Tennessee

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COUNTY OF Davidson

Before me, A NOTARY PUBLIC, of the State and County aforesaid, personally appeared Joe F. Wall, 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 29th day of October, 19 86.

NOTARY PUBLIC

My Commission Expires: 7-15-[illegible]

WARRANTY DEED

FROM

LBJ Properties

TO

William V. Ryan and James R. Ryan

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

117 WL

550[illegible].00- CAMT.
164.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.50-
1903A11/04/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5961 2

IDENTIFI REFERENCE

Nov 4 8 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.07976