File Box 38 #5784

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7176 PAGE 171

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE AND SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERNEST LAMAR DRYDEN, JR. (NAME)	FIRST FEDERAL SAVINGS BANK (NAME)	Map 162-13
221 Cedarcreek Drive (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 58
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	F.B. 5DU42640

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, STEPHEN L. TENCH and wife, JEAN M. TENCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST LAMAR DRYDEN, JR. and wife, DONNA FAY DRYDEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 116 on the Plan of Section Two Cedarwood Estates, as of record in Plat Book 4860, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveved to Stephen L. Tench and wife, Jean M. Tench by deed from Ronnie L. Watson of record in Book 6649, page 63, said Register's Office.

This conveyance is subject to: (1) 1987 Taxes which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the Plan of record in Plat Book 4860, page 58, said Register's Office.

0 6 4 7 9

IDENTIFICATION REFERENCE

MAR 23 8 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 221 Cedarcreek Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of March, 1987.

STEPHEN L. TENCH

JEAN M. TENCH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7176 PAGE 172

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN L. TENCH the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of March 19 87.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN M. TENCH the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of March, 1987.

Notary Public

My commission expires: 4/19/87

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,720.00

Ernest Lamar Dryden Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 1987.

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM STEPHEN L. TENCH and wife, JEAN M. TENCH

TO ERNEST LAMAR DRYDEN, JR. and wife, DONNA FAY DRYDEN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 110 The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7176 PAGE 173

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

[illegible] GENT.
[illegible].76 STAX.
.50 PRFEE
6.00 WDEED
CHECK 103.26-
4838N 3/23/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06479

IDENTIFICATION REFERENCE

MAR 23 8 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59887