Box 22

BOOK 7301 PAGE 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,095.87

Edwin Loyd Grinder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF July, 87

Notary Public

MY COMMISSION EXPIRES: 9-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Edwin Loyd Grinder (NAME)	Sovran Mortgage Corporation (NAME)	108-16-181
3264 Priest Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	03D77655
Nashville, TN 37214 (CITY) (STATE) (P.O.ZIP)	Richmond, Virginia 23260-6388 (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, Ricky H. Kleager

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

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. 14B on the plan of Zone Lot Division Lots 10, 11, 12, 14, 24, 26, 34, Section One of Percy Priest Woods of record in Book 5200, page 652, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14B fronts 72.52 feet on the easterly margin of Priest Woods Drive and extends back 124.8 feet on the southeasterly line and 128.88 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Ricky H. Kleager, single, by deed from Percy Priest Woods, a joint venture composed of J.E.R. Corporation, A Tennessee Corporation, Ray Bowles and E.W. McPherson, of record in 6223, page 328, Register's Office for Said County.

Said property is convyed subject to such limitations, restrictions and encumberances as may affect the premises.

Brenda J. Kleager, wife of Ricky H. Kleager, joins in to convey any interest she may have by reason of her marital status in subject property.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assum the unpaid balance of a note secured by a first mortgage Deed of Trust to Engel Mortgage Company of record in Book 6223 , page 331 , Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

**

This is improved (XX) unimproved ( ) property, know as 3264 Priest Woods Drive, Nashville, Tennessee 37214
(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 convenant 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 13th day of July, 19 87

Ricky H. Kleager
By: Frankie Jenkins
Ricky H. Kleager
By Attorney-in-Fact, Frankie Jenkins

Brenda J. Kleager
By: Frankie Jenkins
Brenda J. Kleager
By Attorney-in-Fact, Frankie Jenkins

**This instrument is executed on behalf of Ricky H. Kleager and wife, Brenda J. Kleager by Frankie Jenkins, as their attorney-in-fact, pursuant to Power of Attorney(s) being placed of record with this instrument.

STATE OF TENNESSEE
Davidson County

BOOK 7301 PAGE 25

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____, Tennessee, this _____day of_____, 19_____.

Commission expires _____ _____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he) (they) as such_____ and_____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said_____ as such_____, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at_____on this the_____ day of_____, 19_____.

My commission expires_____ _____
Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM 47301
Ricky H. Kleager

TO IDENTIFICATION REFERENCE
Edwin Loyd Grinder

Jul 20 10 55 AM '87
DAVIDSON COUNTY, TN.

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frankie Jenkins, 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 on behalf of Ricky H. Kleager and wife, Brenda J. Kleager, as their Attorney-in-Fact, as the free act and deed of the within named Ricky H. Kleager and wife, Brenda J. Kleager,.

Witness my hand and seal at Nashville, Tennessee, this 13th day of July, 1987.

My Commission Expires:

11-12-89

Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7301 PAGE 26

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
			5.00 RMF	
			154.00 STATE	
			.50 PRF	
			6.50 MISC	
			CHECK	161.00
			16/BA07/20/07 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7301

IDENTIFT REFERENCE

JUL 20 10 55 AM '07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 105806