6128 File Box 38

49

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

BOOK 7315 PAGE 3

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT M. BANE	LEADER FEDERAL MORTGAGE, INC.	Map 117-7
(NAME)	(NAME)	
1818 Lombardy Avenue	P. O. Box 275	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101-0275	
(CITY) (STATE) (P. O. ZIP)	(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, WILLIAM C. ADAMS, JR. and wife, ALLISON S. ADAMS

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

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 the Easterly 20 feet of Lot No. 8, and the Westerly 45 feet of Lot No. 9, Block "B", on the Plan of Walter Stokes Homeplace, Subdivision No. 1, as shown on plat of record in Plat Book 974, page 92 in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northerly margin of Lombardy Avenue 631.8 feet west of the westerly margin of Brightwood Avenue, being the southwest corner of that part of Lot No. 9, Block "B", conveyed to Wolfe's by Deed of record in Book 6674, page 527; thence westerly with the north margin of Lombardy Avenue 65 feet to a point, the southeast corner of that part of Lot No. 8, Block "B", conveyed to Gazaway's by Deed of record in Book 4163, page 843; thence northerly with Gazaway's east line 175 feet to a dead line; thence easterly and parallel with the northerly margin of Lombardy Avenue 65 feet to a point, Wolfe's northwest corner; thence southerly with Wolfe's west line 175 feet to the point of beginning.

Being the same property conveyed to William C. Adams, Jr. and wife, Allison S. Adams by deed from Ronald C. Smith and wife, Linda W. Smith of record in Book 6764, page 156, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantor; and (2) All matters appearing on the Plan of record in Plat Book 974, page 92, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 1818 Lombardy Avenue, Nashville, Tennessee 37215

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 30th day of July, 19 87

William C. Adams, Jr. by Allison S. Adams — Allison S. Adams

WILLIAM C. ADAMS, JR. ALLISON S. ADAMS
Attorney-In-Fact for the said William C. Adams, Jr. by Power of Attorney recorded simultaneously herewith

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 ALLISON S. ADAMS

the bargainor _____, with whom I am personally acquainted, ~~xx personally came 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 Nashville, Tennessee this 30th day of July, 19 87.

My commission expires 1/10/89 Notary Public

NOTARY PUBLIC AT LARGE

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 DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON S. ADAMS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the maker* and is authorized by the maker* to execute this instrument on behalf of the maker.*

* William C. Adams, Jr.

Witness my hand, at Office, this 30th day of July, 1987.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1987

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED 2205

FROM WILLIAM C. ADAMS, JR. and wife, ALLISON S. ADAMS

IDENTIFICATION REFERENCE

AUG 3 3 48 PM '87

REGISTER DAVIDSON COUNTY, TN

TO SCOTT M. BANE, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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	CG TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

1160 .00- CASH
324.80 STATE TAX
.50 PROBATE FEE
6.00 MISC
DEBIT 331.30-
73B0AD8/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52205

IDENTIFICATION REFERENCE

Aug 3 3 49 PM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01399