Address New Owner:	Send Tax Bills To:	Map/Parcel
William Kenneth Dyer	Same	Map 149-9
4737 MINERS COVE		Par 204
ANTIOCH, TN 37013		2DU-68945

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated 7th day of April, 1986, and filed for record April 10, 1986, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 6826, Page 19, and note of even date thereby secured, in the original principal amount of $48,480.00, payable to Meritor Mortgage Corporation-East, which debt the grantees herein assume and agree to pay as part payment of the purchase price; the grantees further hereby assume the obligations of Edward Stephen Ryan and wife, Deborah Jane Ryan under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; the receipt of which is hereby acknowledged, EDWARD STEPEHN RYAN and wife, DEBORAH JANE RYAN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said WILLIAM KENNETH DYER and wife, VICKIE JEAN DYER, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Terragon Trails, Section 4, of record in Book 5050, Page 57, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward Stephen Ryan and wife, Deborah Jane Ryan, by deed from Wadell Robertson and wife, Vivian S. Robertson, of record in Book 6826, Page 16, said Register's Office.

This property is conveyed subject to the Plan of record in Book 5050, Page 57, said Register's Office; Restrictive Covenants of record in Book 5146, Page 680, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 4737 Miners Cove, Antioch, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM KENNETH DYER and wife, VICKIE JEAN DYER, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this 1st day of October, 1987.

EDWARD STEPHEN RYAN

DEBORAH JANE RYAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $53,074.90.

AFFIANT

Sworn to and subscribed before me this 1ST day of October, 1987.

NOTARY PUBLIC

My commission expires: 5/13/89.

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 Edward Stephen Ryan and wife, Deborah Jane Ryan, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1ST day of October, 1987.

NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

70644

IDENTIFICATION REFERENCE

OCT 2 8 33 AM '87

DAVIDSON COUNTY, TN

FILE BOX 38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7369 PAGE 91

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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
			53074.90-	CAMT.
			148.68	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	155.18-
8826A	10/02/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70644

IDENTIFICATION REFERENCE

OCT 2 8 33 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 22358