File Box 38 File #6211

WARRANTY DEED

BOOK 7377 PAGE 874

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID S. WATSON (NAME)	Leader Federal Mortgage, Inc. (NAME)	MAP 108-3
1206 Waggoner Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	PARCEL 161
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (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, STEVEN W. RYAN and wife, CONNIE VAULT RYAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID S. WATSON, 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 Lot No. 109B on the Plan of Revision of Lot 109 A & B Zone Lot Division Section Six Patio Villa, as of record in Plat Book 6250, page 489, amended in Plat Book 6900, page 26, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven W. Ryan and wife, Connie Vault Ryan by deed from Mouri Latif and wife, Babija of record in Book 7034, page 107, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6555, page 576; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 489, amended in Plat Book 6900, page 26, said Register's Office.

73825

IDENTIFICATION REFERENCE

OCT 13 1 47 PM '87

FELIX Z. WILKINS, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1206 Waggoner Drive, Nashville, Tennessee 37214

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 6th day of October, 1987.

Steven W Ryan
STEVEN W. RYAN

Connie Vault Ryan by Steven W Ryan
CONNIE VAULT RYAN, Attorney-in-Fact for the said Connie Vault Ryan, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7377 PAGE 875

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN W. RYAN, married

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 Office, this 6th day of October, 19 87.

My commission expires 3-11-91 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, Steven W. Ryan, married, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of October, 1987.

Notary Public

My commission expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,750.00

David S. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 19 87.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM STEVEN W. RYAN and wife, CONNIE VAULT RYAN

TO DAVID S. WATSON

RETURN TO: FILE BOX 38
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 _____

BOOK 7377 PAGE 876

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

62750.00- CAMT.
175.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.06-
2458A10/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7382 5.

IDENTIFI REFERENCE

OCT 13 1 47 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25912