Doc 30-

BOOK 7466 PAGE 748

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 88

Notary Public

MY COMMISSION EXPIRES: 11-22-87

(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 |
|---|---|---|
| Fred Ray Ryan (NAME) | First Investment Company (NAME) | 84-4-41 |
| 2908 Windemere Circle (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 749 4300 E. Broad St. (STREET ADDRESS) | 03DZ 69105 |
| Nashville, TN 37214 (CITY) (STATE) (P.O.ZIP) | Columbus, Ohio 43216 (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, Wayne McCauley and wife, Jenny T. McCauley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Ray Ryan and wife, Linda S. Ryan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 238 on the plan of Section Seven, Lincoya Hills, of record in Book 2331, page 119, Register's Office for said County.

SAID Lot No. 238 fronts 100.0 feet on the northerly margin of Windemere Circle and extends back 173.7 feet on the westerly line and 174.2 feet on the easterly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Wayne McCauley and wife, Jenny T. McCauley by deed from Marjorie Llewellyn and husband, Edward Aderhold of record in Book 5882, page 421, Register's Office for Davidson County, Tennessee.

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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5621, page 372, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (XX) property, know as 2908 Windemere Circle, Nashville, TN 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 their hands this 5th day of February, 19 88

Wayne McCauley

Jenny T. McCauley

STATE OF TENNESSEE
Davidson County

BOOK 7466 PAGE 749

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne McCauley and wife, Jenny T. McCauley

the bargainor__s__, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1988.

Commission expires 11-12-89

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
Wayne McCauley and wife,
Jenny T. McCauley

TO
Fred Ray Ryan and wife, Linda S. Ryan

03930

IDENTIFICATION REFERENCE

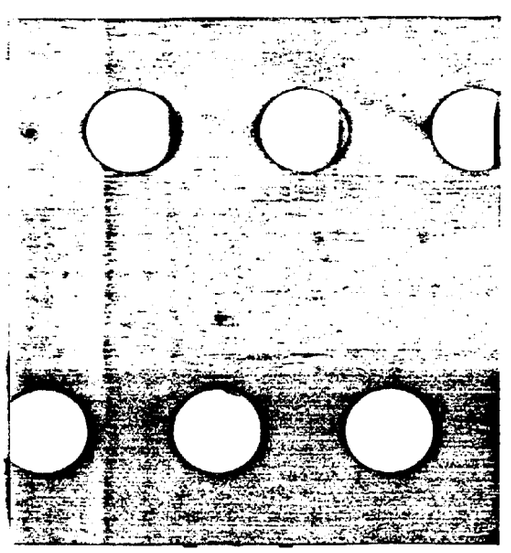
FEB 10 9 57 AM '88

FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TN

5664 02/10 0101 03CHECK 272.50

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





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7466 PAGE 750

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 95000.00 |
| | | | | CON TX 266.00 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 272.50 |
| | | | | CHECK 272.50 |
| 02/10/88 | 01 | | | 09:58 0001 5664 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

039.30

IDENTIFICATION REFERENCE

FEB 10 9 57 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**No.** 60480