File Box 8/C1

THIS INSTRUMENT PREPAREL .Y: **PERCY WILKINS, JR.** and Ch. .STY **WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Aurthor Laird
517 Castlegate Drive
Nashville, TN 37217

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
136-14
38
2D-62684

WARRANTY DEED

BOOK 7581 PAGE 572

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank J. Ruzicka and wife, Nancy Ruzicka

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Author Laird and wife, Josephine M. P. Laird

hereinafter called the Grantee, Grantee's 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. 38 on the plan of Section 2 Castlegate, of record in Book 4460, Page 115, Register's Office for said County.

SAID Lot No. 38, which is a corner lot, fronts 120 feet on the southwesterly margin of Castlegate Drive and fronts 128.45 feet on the southeasterly margin of Lake Terrace Drive, said frontages being joined by a curve having a length of 40.48 feet, and extends back 125.95 feet on the southwesterly line and 91.89 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Frank J. Ruzicka and wife, Nancy Ruzicka, by deed from Larry N. Phillips and wife, Elaine Phillips, of record in Book 6371, Page 163, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4649, Page 295, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

43298

IDENTIFICATION REFERENCE

JUN 23 1 09 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9244 06/23 0101 03CHECK 258.22

This is (~~an~~) improved property, known as 517 Castlegate Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of ~~November~~ December, 1987.

Frank J. Ruzicka

Nancy Ruzicka

STATE OF TENNESSEE
COUNTY OF Cook

On this 12 day of ~~November~~ DECEMBER, 1987, before me personally appeared Frank J. Ruzicka and Nancy Ruzicka, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: My Commission Expires Feb. 28, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7581 PAGE 573

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00.

Author Laird
Affiant

Subscribed and sworn to before me, this the 22nd day of June, 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

WARRANTY DEED

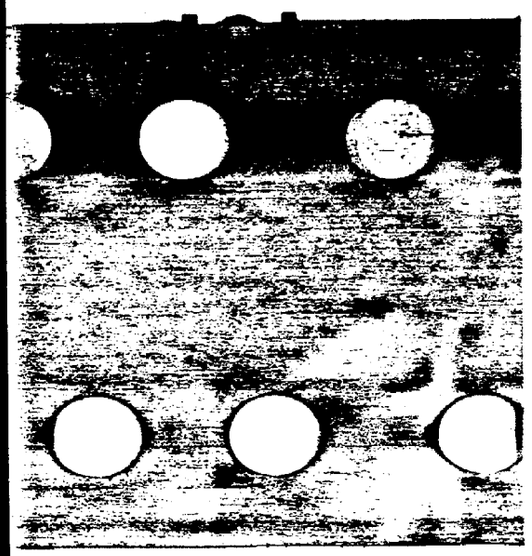
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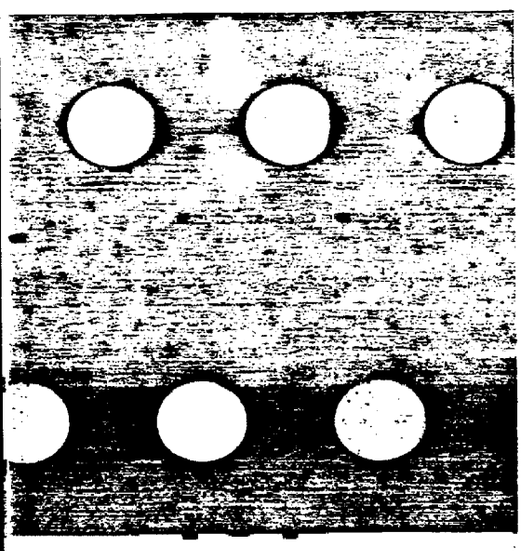
FRANK J. RUZICKA
AND WIFE, NANCY RUZICKA

to:

AUTHOR LAIRD AND WIFE,
JOSEPHINE M. P. LAIRD

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7581 PAGE 574

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 89900.00
				CON TX 251.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 258.22
				CHECK 258.22
06/23/88	01			13:13 0001 9244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43298

IDENTIFICATION REFERENCE

JUN 23 1 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106030