BOOK 7659 PAGE 185

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MAX E. SALAS (NAME)	LEADER FEDERAL SAVINGS AND LOAN (NAME)	
3102 Lebanon Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 1860 (STREET ADDRESS)	085-11-007.
Nashville, Tn. 37214 (CITY) (STATE) (ZIP CODE)	MEMPHIS, TN 38101-1860 (CITY) (STATE) (ZIP CODE)	3DZ-56540 Jm.

WARRANTY DEED

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 ~~DOXXXXX~~ HEREBY ACKNOWLEDGED, WE, PEGGY ULRICH AND HUSBAND, BEN COLEMAN, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said MAX E. SALAS, UNMARRIED

the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 269 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION 2, OF RECORD IN BOOK 2854, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PEGGY ULRICH BY DEED FROM DOUGLAS R. BERRY AS OF RECORD IN BOOK 7125, PAGE 87, SAID REGISTER'S OFFICE.

THE SAID PEGGY ULRICH HAS SINCE MARRIED.

BEN COLEMAN JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST THAT HE MAY HAVE.

THE GRANTEE HEREIN ASSUMES AND PROMISES TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 7174, PAGE 825, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEE.

7.00 76 TENNESSEE TRANSFER TAX SEP 22 1 40 PM '88 FILED & RECORDED DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved (XX) property, known as 3118 LEBANON ROAD (House Number) (Street)
NASHVILLE, TN 37214 (P. O. Address) (City or Town) (Zip Code)

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 covenant 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.

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 this 14TH day of SEPTEMBER, 19 88.

X Peggy Ulrich
PEGGY ULRICH

X Ben Coleman
BEN COLEMAN

BOOK 7659 PAGE 186

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 PEGGY ULRICH AND HUSBAND, BEN COLEMAN

the bargainor S, 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 NASHVILLE, TENNESSEE, this 14TH day of SEPTEMBER, 19 88.

My commission expires 9-11-90 Notary Public Tracey Thrasher

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 120,172.92 This is equal to or greater than the property would bring at a fair and voluntary sale

X Max E Salas

Sworn to and subscribed before me this 14TH day of SEPTEMBER, 19 88

My commission expires 9-11-90 Notary Public Tracey Thrasher

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY 107 DONELSON PIKE NASHVILLE, TN 37214C

Name Address

WARRANTY DEED

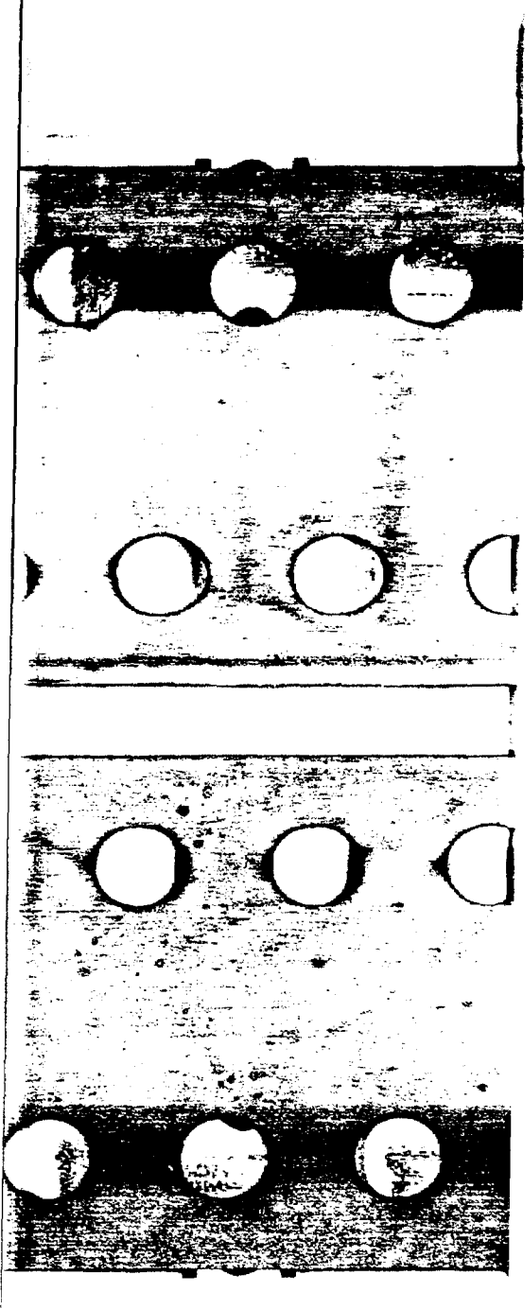
FROM PEGGY ULRICH ET VIR

TO MAX E. SALAS, UNMARRIED

RETURN TO:
W.G. TRABER
P.O. BOX 140255
NASHVILLE, TN 37214

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

9442 09/22/88 03CHECK 403.15



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7659 PAGE 187

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 120172.92
CON TX 396.66
PRFEE 0.50
[illegible] 6.00
TOTAL 403.16
CHECK 403.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/22/88 01 13:42 0001 9942

7.0078

IDENTIFICATION REFERENCE

SEP 22 1 40 PM '88

FELIX Z. WILSON, II REGISTER

No. 136930