THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7875 PAGE 322

9329 06/28 0101 03CHECK 290.30

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DWAYNA S. MCCOMBS (NAME) | LEADER FEDERAL MORTGAGE, INC. (NAME) | MAP 103-8 |
| 4105 Murphy Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | PARCEL 91 |
| Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | FB #25W6895 |

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, BOND E. OMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAYNA S. MCCOMBS, 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 the easterly 30 and one half feet of the northerly part of lot No. 350 and the westerly 69 and one half feet of the northerly part of lot No. 351 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, described as follows:

Beginning on the southerly margin of Murphy Road at a point 30 and one half feet westerly from the corners of Lots 350 and 351 and running thence southerly and parallel with the line between said two Lots 267 feet more or less to the northwest corner of lot sold by Mark F. Kinningham and wife, to Harris N. Scott and wife, by deed of record in Book 796, page 240, Register's Office; thence with Scott's northerly line easterly 100 feet to his northwest corner; thence northerly and parallel with the line between said Lots 350 and 351, 253 feet more or less to the southerly margin of Murphy Road; thence westerly with the southerly margin of said Road 100 feet to the beginning.

Being the same property conveyed to Bond E. Oman by deed from Ollie G. Sager of record in Book 7004, page 847,*said Register's Office.
*rerecorded in Book 7875, page 320,
This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 32, said Register's Office.

4469 3

JUN 28 9 23 AM '89

unimproved ( )
This is improved (XX) property, known as 4105 Murphy Road, Nashville, Tennessee 37209

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 23rd day of June, 1989

BOND E. OMAN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK PAGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOND E. OMAN, unmarried

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of June, 19 89.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 1989

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

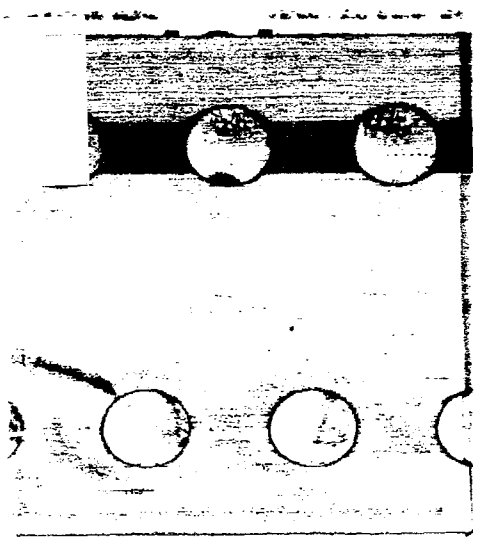
BOND E. OMAN, unmarried

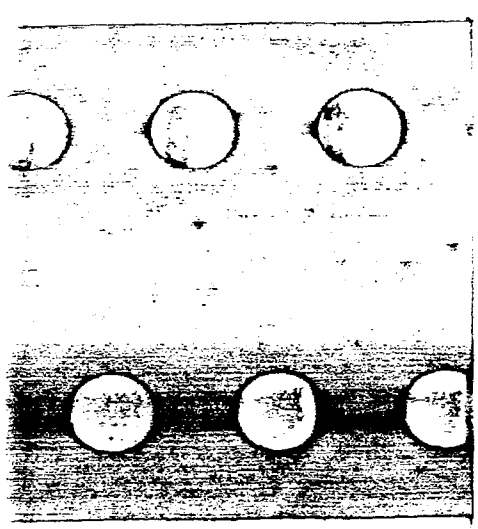
TO

DWAYNA S. MCCOMBS, unmarried

PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7875 PAGE 324

| | | |
|---|---|---|
| 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 86000.00 |
| | | | | CON TX 283.80 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 290.30 |
| | | | | CHECK 290.30 |
| | | | 06/28/89 01 | 09:25 0001 9329 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44693

IDENTIFI REFERENCE

JUN 28 9 23 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 223613