9856 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8282 PAGE 939
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREDERICK J. C. LIGGIN (NAME)	FIRST FEDERAL SAVINGS BANK (NAME)	Map 148-15
4832 Cimarron Way (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 30
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	F.B.#5DU52902

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, WENDELL GANNAWAY AND WIFE, DEBORAH D. GANNAWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK J. C. LIGGIN, 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. 115 on the Plan of Section III Apache Hills, as of record in Plat Book 4175, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wendell Gannaway et ux, Deborah D. Gannaway by deed from Jacob Alvin Ruxer and wife, Mary Suzanne Ruxer of record in Book 6049, page 92, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4175, page 9, said Register's Office.

88989

IDENTIF. REFERENCE

JAN 29 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8923 01/29 0101 03CHECK 221.50

unimproved ( )
This is improved (XX) property, known as 4832 Cimarron Way, Antioch, Tennessee 37013

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 24th day of January, 1991.

Wendell Gannaway
WENDELL GANNAWAY

Deborah D. Gannaway
DEBORAH D. GANNAWAY

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL GANNAWAY AND WIFE, DEBORAH D. GANNAWAY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of January 19 91.

My commission expires 3/27/93 Notary Public Catherine O'Neal Key

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 $ 65,000.00

Frederick J. C. Liggin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 91.

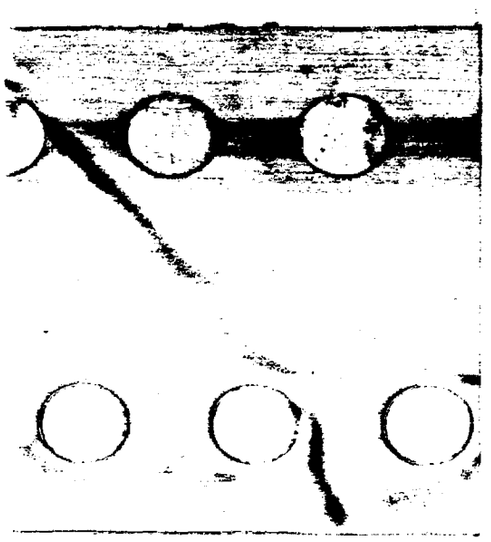
MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine O'Neal Key
Notary Public

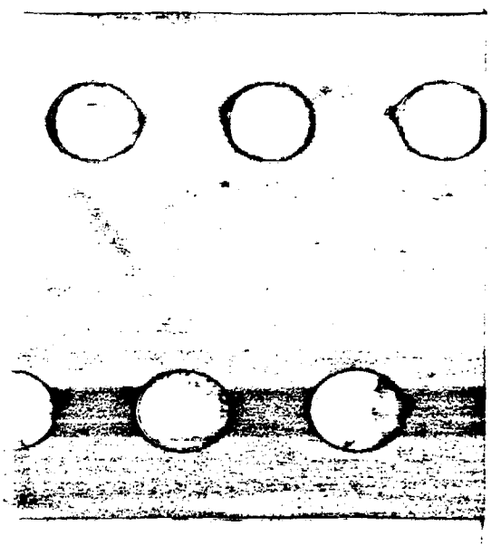
WARRANTY DEED

FROM
WENDELL GANNAWAY AND WIFE,
DEBORAH D. GANNAWAY

TO
FREDERICK J. C. LIGGIN,
unmarried

PLEASE RETURN TO:
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 _____

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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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

01/29/91 01 09:32 0001 8923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

889889

IDENTIF. TREFERENCE

JAN 29 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392737