# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 8625 PAGE 1

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

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LUKE BEN WYATT (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | Map 162-1 |
| 298 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | Parcel 127 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | F.B. #5DU77865 |

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, F & S CONSTRUCTION, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUKE BEN WYATT AND WIFE, CAROL ANN WYATT

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. 2 on the Plan of Resubdivision of Lot No. 16, on the Plan of Fairlane Park, as of record in Plat Book 7900, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to F & S Construction, Inc., a Tennessee Corporation by deed from Leonard S. Amdur, a single person of record in Book 8557, page 9, said Register's Office, rerecorded in Book 8624, page 997, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions of record in Book 2498, page 571; (3) Easement of record in Book 6236, page 512; and (4) All matters appearing of the Plan of record in Plat Book 7900, page 3, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 298 Tusculum Road, Nashville, Tennessee 37211

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 11th day of May, 19 92.

F & S CONSTRUCTION, INC.
By: W.R. SATTLER, Chairman

STATE OF TENNESSEE
COUNTY OF _____ BOOK 8625 PAGE 2

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. R. SATTLER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of F & S CONSTRUCTION, INC. 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 11th day of May, 19 92

My commission expires 1/23/93 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

099850

IDENTIF. TREFERENCE

MAY 13 9 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 92.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

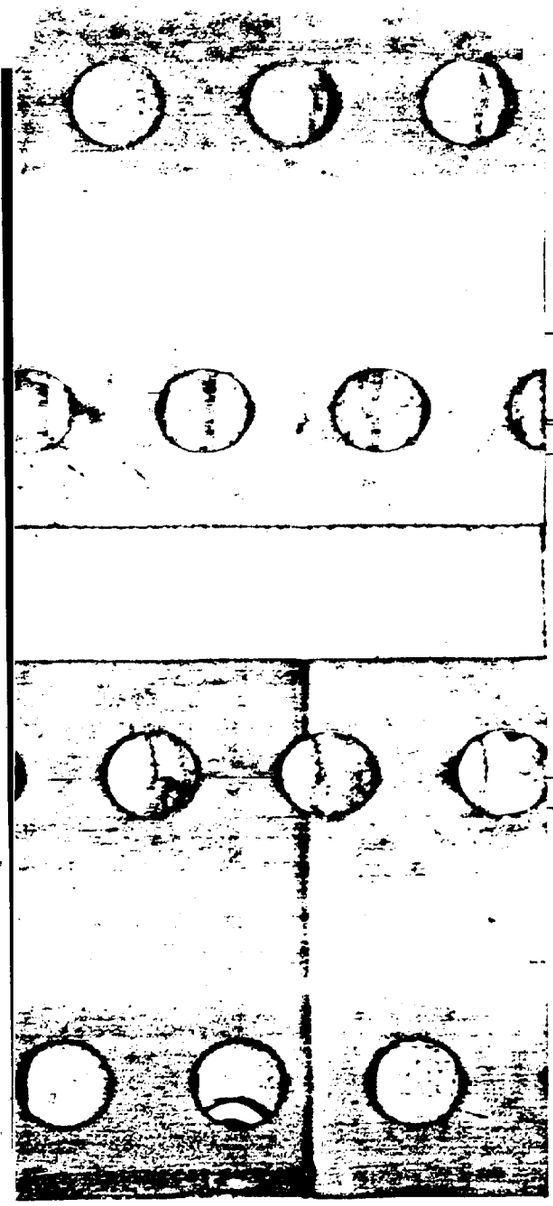
WARRANTY DEED

FROM F & S CONSTRUCTION, INC., a Tennessee Corporation

TO LUKE BEN WYATT AND WIFE, CAROL ANN WYATT

6266 05/13 0101 CHECK 272.10

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 _____

BOOK 8625 PAGE 3

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 73000.00 |
| | | | | CON TX 270.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 277.10 |
| | | | | CHECK 277.10 |
| 05/13/92 | 01 | | | 09:33 0001 6266 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09850

IDENTIF. TREFERENCE

MAY 13 9 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530478