File 11459 File Box 38 (First Title)

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8884 PAGE 13

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 |
|---|---|---|
| KATHY A. TOLLESON (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | Map 131-7 |
| 4402 A Hunt Place (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | Parcel 76 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | F.B. 16DA28585 |

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, MARGARET A. EASLEY THOMAS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY A. TOLLESON, 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. 17A on the Plan of Zone Lot Division of Lot No. 17 of Part One Hunt Terrace, as of record in Plat Book 6250, page 961, which amends Lot 17 on the Plan of Part One Hunt Terrace of record in Plat Book 1130, page 53, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret A. Easley, unmarried by deed from Tupili S. Reddy, unmarried of record in Book 7065, page 839, said Register's Office. The said Margaret A. Easley having since married, and being one and the same as Margaret A. Easley Thomas.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1286, page 401; (3) Easements of record in Book 4113, page 593; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 961, which amends Lot 17 on the Plan of Part One Hunt Terrace of record in Plat Book 1130, page 53, said Register's Office.

MAP-PARCEL REFERENCE

RECEIVED FOR RECORD
MAR 11 9 15 AM '93

93 0398

MARY C. MANSKER, REGISTER

MAR 10 93 3131 OSD-ECK 693.50

This is improved (XX) unimproved ( ) property, known as 4402 A Hunt Place, Nashville, Tennessee 37215

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 8th day of March, 19 93.

Margaret A. Easley Thomas

MARGARET A. EASLEY THOMAS

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, MARGARET A. EASLEY THOMAS

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

Witness my hand at office, this 8th day of March, 19 93

My commission expires 1-22-95 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 $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 19 93

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

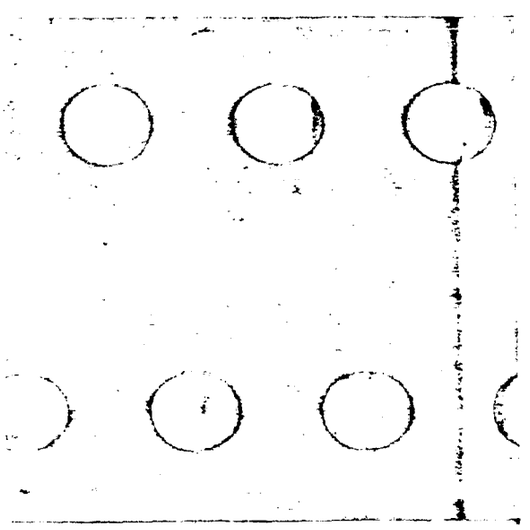
Notary Public

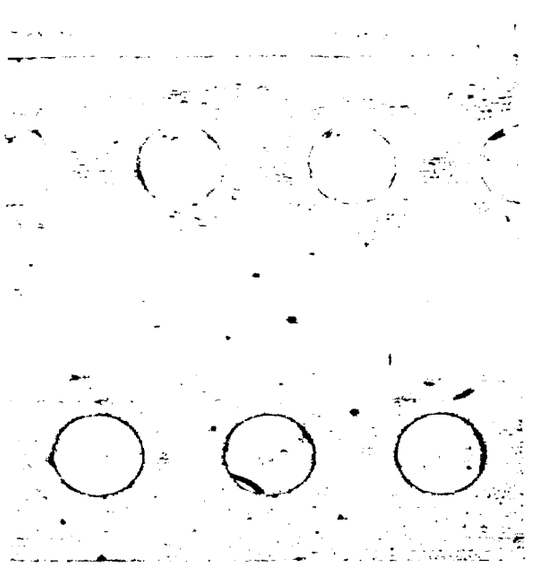
WARRANTY DEED

FROM MARGARET A. EASLEY THOMAS

TO KATHY A. TOLLESON

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 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
185000.00
CON TX 684.50
PRFEE 1.00
MTGFEE 8.00
TOTA 697.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 93.50

01 09:18 0001 0930

98890

REFERENCE

10 8 09 AM '93

No.628422