BOX 2

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Debra Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 19 93

Notary Public

MY COMMISSION EXPIRES: 9/25/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra J. Ryan	Leader Federal Bank for Savings	96-11A-15CO
(NAME)	(NAME)	
434 Stewarts Ferry Pike	P.O. Box 2926	3DZ 85824
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38101-2926	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Tamara J. Ramsey Deakins and husband, William Deakins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra J. Ryan, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit Number B-7, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, page 435, and referred to as Exhibit "A" found at page 454 said Book, and re-recorded in Book 6476, page 663, and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit B-7 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums of record in Plat Book 6250, page 228; all references of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tamara J. Ramsey (now Deakins), by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8195, Page 713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1993 Taxes; the plan of record in Book 6250, page 228; Articles of Incorporation of record in Book 6472, page 429; Master Deed of record in Book 6472, page 435, and re-recorded in book 6476, page 663, all of record in the Register's office for Davidson County, TN.

William Deakins hereby joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Tamara J. Ramsey Deakins.

Tamara J. Ramsey and Tamara J. Ramsey Deakins is one and the same person.

unimproved ( )
This is improved (X) property, known as 434 Stewarts Ferry Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 9th day of July 19 93

Tamara J. Ramsey Deakins
Tamara J. Ramsey Deakins

William Deakins
William Deakins

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, the within named Tamara J. Ramsey Deakins and husband, William Deakins

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 Brentwood, Tennessee, this 9th day of July 19 93

Commission expires 9/25/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Tamara J. Ramsey Deakins and husband, William Deakins

TO

Debra J. Ryan

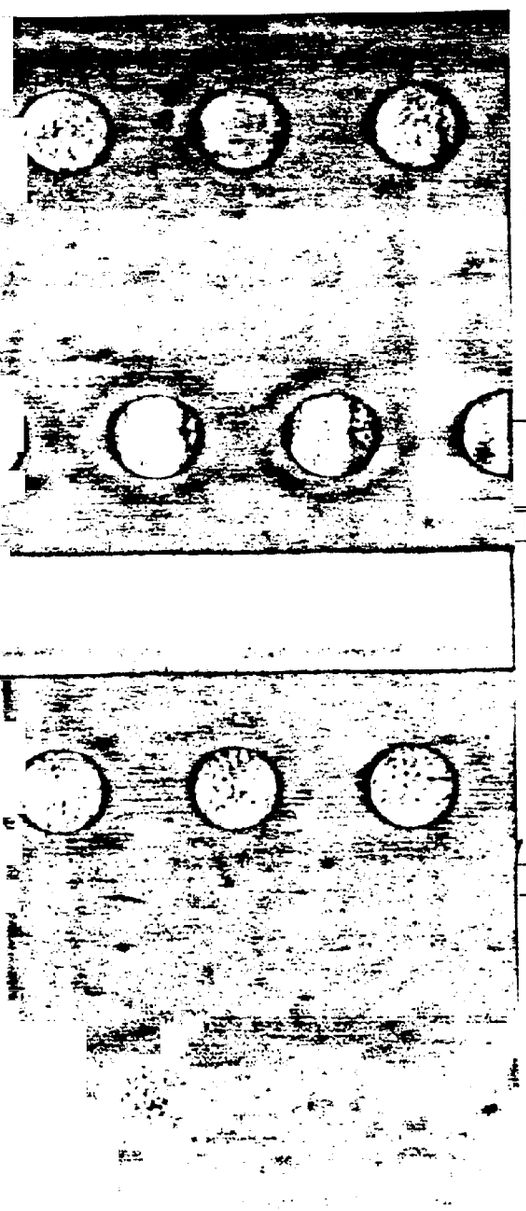
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

40940
IDENTIF. ^ REFERENCE

93 JUL 14 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3775 07/14 0101 03CHECK 173.65



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	~~44500.00~~
			CON TX	164.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	173.65
			CHECK	173.65
07/14/93	01		14:37 0001	3775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40940
IDENTIF. ↑ REFERENCE

93 JUL 14 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 674189