Box 7

BOOK 9027 PAGE 65

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 19 93

Notary Public

MY COMMISSION EXPIRES 7-28-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31537

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James M. Ligon (NAME)	NationsBanc Mortgage Corporation (NAME)	103-6-194
707 Kendall Drive (ADDRESS)	P.O. Box 353 (ADDRESS)	8DA 56686
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, W. John Ryan and wife, Debra A. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Ligon and wife, Malane A. Holcombe

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:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to W. John Ryan and wife, Debra A. Ryan by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5219, Page 96, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

45129

93 JUL 23 PM 3:55

3PP 07/23 0101 03CHECK 401.20

unimproved ( )
This is improved (X) property, known as 707 Kendall Drive, Nashville, TN 37209
(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 23rd day of July, 19 93

W. John Ryan

Debra A. Ryan

Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. John Ryan and wife, Debra A. Ryan

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 Nashville, Tennessee, this 23rd day of July, 19 97.

Commission expires 7/23/01

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 _____

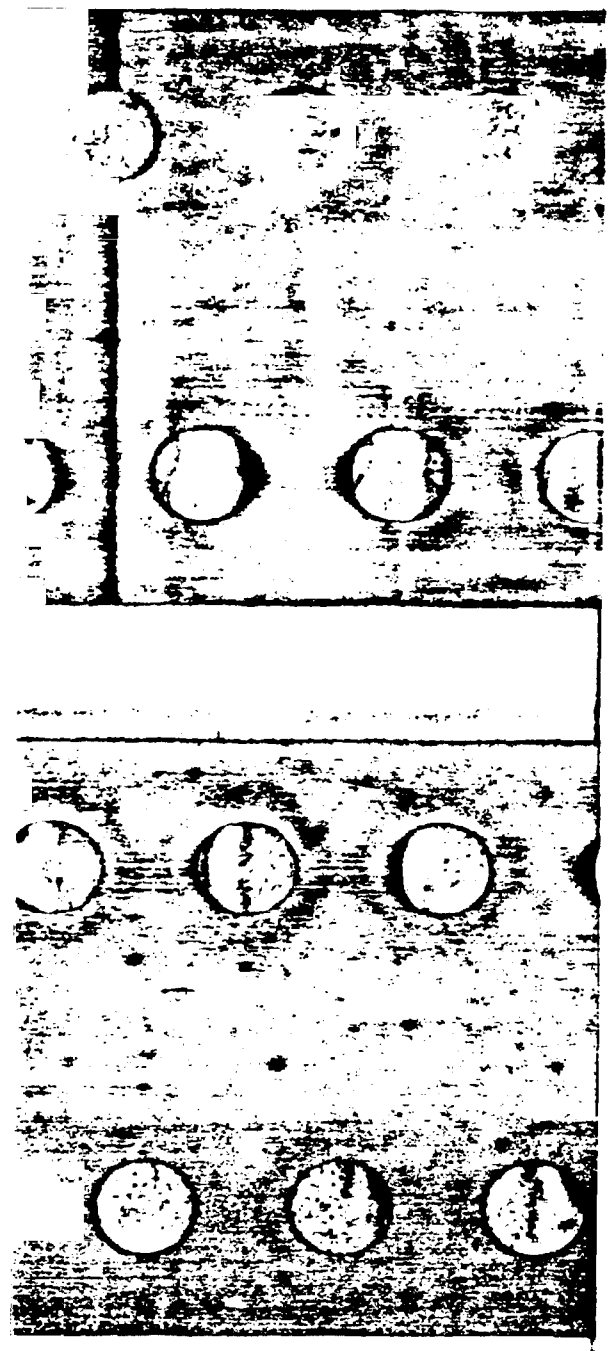
Notary Public

WARRANTY DEED

FROM
W. John Ryan and wife, Debra A. Ryan

TO
James M. Ligon and wife, Malane A. Holcombe

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31537



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9027 PAGE 67

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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/93 01 08:56 0001 8699

93 JUL 28 AM 8:56

IDENTIFICATION 45429

No. 679044