FILE NO. 12441 FIRST TITLE & ESCROW CO., INC.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY* BOOK 9332 PAGE 331

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| PEGGY A. COOMER (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | Map 142-9B |
| 881 General George Patton Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | Parcel 881 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | |

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, BENJAMIN G. PAGE AND WIFE, FLORENCE R. PAGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY A. COOMER, 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 Unit 881, together with carport designated No. 881-C on the Plan of Phase One-Lot One, Section Five, River Plantation of record in Plat Book 5200, page 135, amended in Book 5200, pages 145 and 146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to Benjamin G. Page and wife, Florence R. Page by deed from Autra M. Smothers and wife, Sadie M. Smothers of record in Book 7557, page 353, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5410, page 248; (3) Easements of record in Book 2274, page 547; and (4) All matters appearing on the Plan of record in Book 5200, page 135, amended in Plat Book 5200, pages 145 and 146, said Register's Office.

IDENTIF. & REFERENCE

45032

94 MAY -3 PM 1:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) property, known as 881 General George Patton Road, Nashville, Tennessee 37221 unimproved ( )

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 27th day of April, 19 94

Benjamin G. Page
BENJAMIN G. PAGE

Florence R. Page
FLORENCE R. PAGE

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, _____

BENJAMIN G. PAGE AND WIFE, FLORENCE R. PAGE

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 27th day of April 19 94

My commission expires 11/20/96 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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Peggy A. Coomer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 94

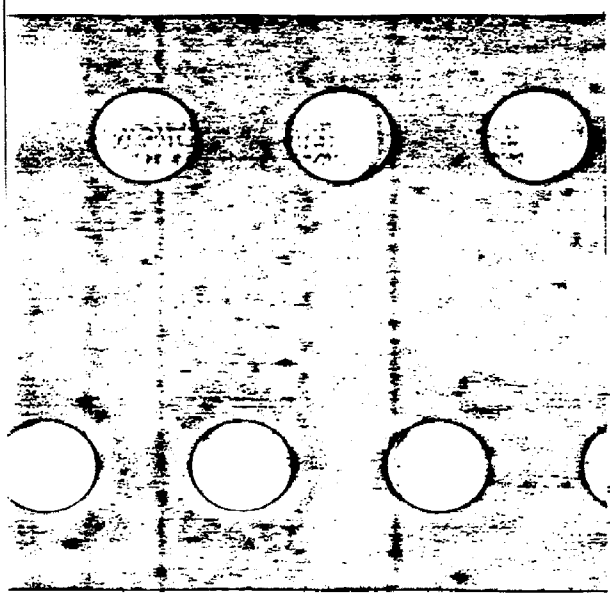
MY COMMISSION EXPIRES: 11/20/96 _____
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM BENJAMIN G. PAGE AND WIFE, FLORENCE R. PAGE

TO PEGGY A. COOMER

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 _____

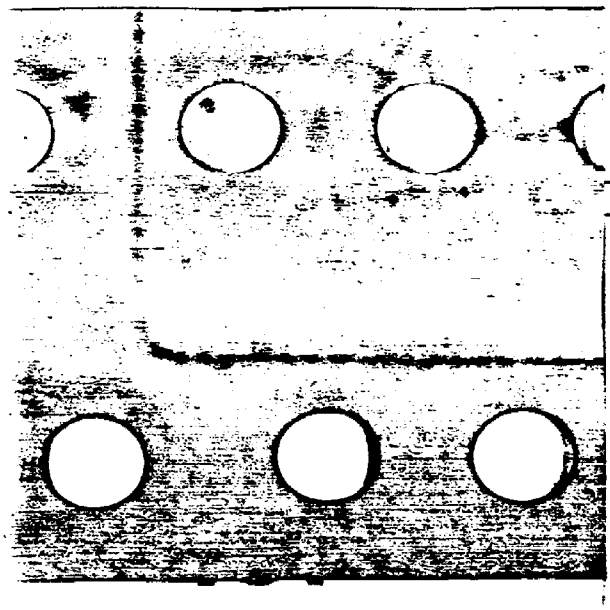
FOR _____

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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 | 97500.00 |
| | | | CON TX | 360.75 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 369.75 |
| | | | CHECK | 369.75 |

05/03/94 01 13:53 0001 1452



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45832
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 786540