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5547 04/25 50.70± CHECK

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF April, 1980

Notary Public

MY COMMISSION EXPIRES: 7/18/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman E. & Beverly A. Bain (NAME)	Same (NAME)	Map 122
1310 Tarrywood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 119
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OD-14964

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, WE, James R. Ryan and wife, Star Walker Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norman E. Bain, Jr. and wife, Beverly A. Bain, as tenants in common with right of survivorship

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 a tract of land in the James R. Ryan property according to a survey of Stanford and Associates, Inc. dated September 27, 1978, containing 9.602 acres ±

BEGINNING at a point in the center of Sears Road, 1185 feet ± north of Old Charlotte Road; thence with the center of the road 152.70 feet to a RR Spike on the northerly margin of said Road; thence 152.02 feet to a point in the center of said Road; thence North 77 deg. 59 min. 55 sec. East 893.66 feet to a point; thence N 3 deg. 00 min. 00 sec. East 115.00 feet to a point; thence S 86 deg. 09 min. 49 sec. east to an iron pin; thence S 3 deg. 00 min. 00 sec. West 544.50 feet to an iron pin; thence N 85 deg. 41 min. 57 sec. West to a RR Spike in the center of Sears Road the point of beginning.

BEING part of the property conveyed to James R. Ryan and wife, Star Walker Ryan by Installment Deed from Jack R. Underwood and wife, Mary Jo Underwood of record in Book 160, page 262, Register's Office for Cheatham County, Tennessee and recorded in Book , page Register's Office for Davidson County, Tennessee.

This conveyance subject to TVA Transmission Line Easements of record in Book 134, page 30 and Book 134, page 53, said Register's Office

Taxes have been pro-rated and will be paid by Grantees

unimproved ( )
This is improved ( ) property, known as 9.602 acres, Sears Road
(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 11th day of April, 19 80

James R. Ryan

Star Walker Ryan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Ryan and wife, Star Walker Ryan

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of April 1980

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

F. 86662

WARRANTY DEED

FROM James R. Ryan and wife, Star Walker Ryan

TO Norman E. Bain, Jr. and wife, Beverly A. Bain

IDENTIF. REFERENCE

APR 25 10 45 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			17000.00- CO	
			44.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	50.70-
5547A04/25/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 86662

IDENTIF. REFERENCE

APR 25 10 46 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 754369