This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5747 PAGE 593

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Kevin Ryman and wife, Barbara C. Ryman	Commerce Union Bank	162-2-126
(NAME) 4060 Coleridge Drive	(NAME) P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Michael Kevin Ryman and wife, Barbara C. Ryman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael Kevin Ryman and wife, Barbara C. Ryman have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $20,450.00, secured by deed of trust of record in Book 4489, page 584, Register's Office for Davidson County, Tennessee,

We, Mark B. Llewellyn and wife, Wanda J. Llewellyn

have this day bargained and sold, and do hereby transfer and convey unto the said Michael Kevin Ryman and wife, Barbara C. Ryman *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 163 fronts 77.60 feet on the northerly side of Coleridge Drive and extends back 122.8 feet on the easterly line and 200.40 feet on the westerly line to a dead line, which is a broken line and measuring 110.3 feet thereon.

Being the same property conveyed to Mark B. Llewellyn and wife, Wanda J. Llewellyn by deed from Joseph G. Callahan and wife, Phyllis J. Callahan, of record in Book 5447, page 240, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3700, page 135, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Coleridge Drive, and a 10-foot easement for public utility and drainage purposes; and restrictive covenants of record in Book 4158, page 42, Register's Office for said County, as amended in Book 4178, page 738, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,000.00

Subscribed and sworn to before me, this the 20th day of May 19 81

Affiant Michael K. Ryman

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ensley

unimproved ( )
This is improved (XX) property, known as 4060 Coleridge Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1981 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20th *day of* May *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mark B. Llewellyn

Wanda J. Llewellyn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery *, a Notary Public in and for said County and State,* Mark B. Llewellyn and wife, Wanda J. Llewellyn

the within named bargainors, 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* 20th *day of* May, *19* 81.

Mary Emery *Notary Public*

Commission expires 4/8/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires.....

6846 05/21 165.10- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 39584

WARRANTY DEED

FROM

Mark B. Llewellyn and wife,
Wanda J. Llewellyn

TO

Michael Kevin Ryman and wife,
Barbara C. Ryman

G. 4. 2 6 8 8

IDENTIF. REFERENCE

MAY 21 8 13 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5747 PAGE 595

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

6106.00- CO
158.60 CO TX
.50 PRFE
6.00 WDEED
CHECK 165.10-
6846A05/21/81 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64268

IDENTIFICATION REFERENCE

MAY 21 8 13 AM '81

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 823086