BOOK 5913 PAGE 502

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 42,000.00

X Darrell E Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY 1982.

Gene W. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell E. Ryan (NAME)	The Kissell Company (NAME)	108-8-B
1109 Quail Court West (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	16
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (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, WE TennReal Inc.

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darrell E. Ryan et ux Donna L. Ryan, AS TENANTS BY THE ENTIRETY.

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 15, Lot No. 14, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to TennReal Inc. by deed from Harold Reeves, Trustee, of record in Book 5869, Page 107, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in Master Deed of record in Book 5857, Page 371; re-recorded in Book 5857, Page 502; re-re-recorded in Book 5869, Page 814; and amended in Book 5884, Page 534, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 4800, Page 254, and Book 5753, Page 562, said Register's Office.

THIS conveyance is subject to a public utility and drainage easement; utility anchor easement and building lines of record in Plat Book 5200, Page 383, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 1109 Quail Court West, 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 my hand this 20th. day of July, 1982

TennReal Inc. by: Harold Reeves, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold Reeves and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and XXXXXXXXXXXXXXXXXXXXXXXXX respectively of the TennReal Inc., the within named bargainor, a corporation, and that (he) as such President and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold Reeves as such President, and attesting the same by the said XXXXXXXXXXXXXXXXXXXXXXXXXXX as XXXXXX.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of July 1982

My commission expires 4/5/85

Gene M. Floyd
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
TennReal Inc.

TO
Darrell E. Ryan

H 0 0 6 0 6

IDENTIF. REFERENCE

JUL 21 10 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____ BOOK 5913 PAGE 504

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
			42000.00- CO	
			109.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 115.70-	
9040A	07/21/82	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 6 0 6

IDENTIF. REFERENCE

JUL 21 10 58 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892546