WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6109 PAGE 165

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms. Jim W. Bryan (NAME)	The Kissell Company (NAME)	156-6
841 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	5
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	FB# 9D-29084

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, WILLIAM D. BERNARD and wife DEBRA L. BERNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM W. BRYAN and wife DONNA V. BRYAN

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 Lot No. 747 on the Plan of Harpeth Woods, Section Two, as of record in Plat Book 5200, page 280, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William D. Bernard and wife, Debra L. Bernard by deed from Fox Ridge Homes, Inc. of record in Book 5998, page 207, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes; (2) Restrictions of record in Book 5884, page 840; (3) Easement for flow of Harpeth River; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 280, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated January 24, 1983, in the original principal amount of $64,000.00, payable to The Kissell Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5998, page 210, rerecorded in Book 6020, page 812, said Register's Office.

H 6 4 8 5 3

T. IDENTIF. REFERENCE

AUG 4 10 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 841 Harpeth Bend Dr. Nashville, Tennessee 37221

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 29th day of July, 19 83

William D. Bernard
WILLIAM D. BERNARD

Debra L Bernard
DEBRA L. BERNARD

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM D. BERNARD the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 19 83.

My commission expires April 21, 1985 Notary Public Catherine C. Hughes

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA L. BERNARD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1983.

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,235.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 83

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

7148 08/04 199.42- CHECK

WARRANTY DEED

FROM

WILLIAM D. BERNARD and wife,

TO

DEBRA L. BERNARD

JIM W. BRYAN and wife,

DONNA V. BRYAN

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6109 PAGE 167

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
			74235.82-	CO
			192.92	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	199.42-
7148A08/04/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 8 5.3

IDENTIF. REFERENCE

AUG 4 10 17 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 968736