This instrument prepared by:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6118 PAGE 889

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy D. Ryan (NAME:)	Dominion Bancshares Mortgage (NAME:)	141-15-B77
6917 Stone Creek Road (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street (STREET ADDRESS)	9D-68375
Nashville, TN. 37221 (CITY) (P. O. ZONE) (STATE)	Fairfax, VA. 22031 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS * ($10.00) * * * * * * * * * * * * * * * * * * *DOLLARS* and other good and valuable considerations, the receipt of which is hereby acknowledged,

DAVID W. WAGGONER and wife, CYNTHIA M. WYNNS WAGGONER

have bargained and sold, and by these presents do transfer and convey unto the said NANCY D. RYAN

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 275 on the Plan of Rolling River Estates, Phase III, as of record in Book 5200, page 81, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David W. Waggoner and Cynthia M. Wynns, by deed from John Cook and Allen Earps, as of record in Book 5452, page 941, the said David W. Waggoner and Cynthia M. Wynns having since married.

This conveyance is made subject to restrictions of record in Book 4788, page 950; Book 4871, page 640 and Book 5336, page 480, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,900.00

Subscribed and sworn to before me, this the 16th day of August, 1983

+ Nancy D. Ryan
Affiant

My commission expires: FEB 6 1986
(Affix Seal)

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Betty Earps, wife of Allen Earps, one of the grantors in the deed of record in Book 5452, page 941, Register's Office and Virginia Cook, wife of John Cook, the other grantor in said deed, join in this instrument for the purposes of conveying any and all right, title and interest, they may have in and to the above described property.

This is unimproved ( ) improved (X) property, known as 6917 Stone Creek Road Nashville, TN. 37221
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NANCY D. RYAN *her heirs and assigns, forever.*

And we *do covenant with the said* NANCY D. RYAN *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.*

And DAVID W. WAGGONER and wife, CYNTHIA M. WYNNS WAGGONER *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* NANCY D. RYAN *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* August, *19*83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

✓ Betty Earps
Betty Earps

✓ Virginia Cook
Virginia Cook

David W. Waggoner
David W. Waggoner

Cynthia M. Wynns Waggoner
Cynthia M. Wynns Waggoner

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* Betty Earps

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* 15th *day of* August, *19* 83.

Linda D. Phelps *Notary Public.*

Commission Expires 10/20/85

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* Virginia Cook

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, *this* 15th *day of* August, *19* 83.

Linda D. Phelps *Notary Public.*

Commission Expires 10/20/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named David W. Waggoner and wife, Cynthia M. Wynns Waggoner 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, the 15th day of August, 19 83.

My commission expires:

Linda D. Phelps
Notary Public

Notary Public

Commission Expires 10/20/85

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WARRANTY DEED

FROM

DAVID W. WAGGONER AND WIFE

TO

NANCY D. RYAN

H 6 8 0 5 1

IDENTIF. REFERENCE

AUG 10 3 15 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Box 36
Artale, Kelley, Herbert
& Crawford

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6118 PAGE 893 893

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
			79800.00- CO	
			207.74 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 220.24-	
			0874A08/16/83 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 0 5 1

IDENTIF. REFERENCE

Aug 10 3 15 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 972364