BOOK 6672 PAGE 751

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Ryan (NAME)	Commerce Union Bank (NAME)	FH 20518
5829 Robert E. Lee Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	145-9
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	40

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, Richard F. Russell and wife, Tomoko Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Ryan and wife, Melodie A. Ryan

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 Lot No. 92 on the Plan of Tyne Valley Estates, Section V, of record in Book 3600, page 54, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of East Ashland Drive at the corner of Lots 91 and 92; thence with the line between said lots, northerly 307.1 feet to the southerly line of Lot No. 93; thence with the line between Lots 92 and 93, easterly 225 feet to the westerly margin of Robert E. Lee Drive; thence with the margin of the same, southerly 200.07 feet to the beginning of a curve; thence around said curve, southwesterly 37.31 feet to a point in the margin of East Ashland Drive; thence with the margin of the same, westerly 171.6 feet to the point of beginning.

BEING the same property conveyed to Richard F. Russell and wife, Tomoko Russell by deed from Robert A. Zummo and wife, Joyce R. Zummo, of record in Book 5841, page 529, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 3766, page 609, Book 3788, page 404 and Book 3813, page 383, said Register's Office, and all other easements and building lines of record.

4 1 5 9 8

IDENTIFICATION REFERENCE

OCT 3 1 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 5829 Robert E. Lee Drive, Nashville, TN 37215
(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 hands this 16th day of September, 19 85

X Richard F. Russell

X Tomoko Russell

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF New York

BOOK 6672 PAGE 752

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard F. Russell and wife, Tomoko Russell

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 New York ~~Tennessee~~, this 16th day of September, 1985.

Commission expires 3/30/87

ANTHONY J. BRIGUGLIO
NOTARY PUBLIC, State of New York
No. 03-4636473
Qualified in Bronx County
Commission Expires March 30, 1987

Anthony J. Briguglio
Notary Public

STATE OF TENNESSEE

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 commiasion expires _____

_____
Notary Public

WARRANTY DEED

FROM

RICHARD F. RUSSELL AND WIFE,

TOMOKO RUSSELL

TO

THOMAS C. RYAN AND WIFE,

MELODIE A. RYAN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6672 PAGE 753

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 422.50-
3138A10/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41598

IDENTIFICATION REFERENCE

OCT 3 | 42 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178698