#4551 File Box 38

WARRANTY DEED

BOOK 6833 PAGE 223

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA A. RYAN (NAME)	NEW OWNER (NAME)	Map 104-12
2014 19th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 202
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #24W-2175

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, HERITAGE PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA A. RYAN, Unmarried

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 the southerly one-half of Lot No. 37 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Plat Book 332, page 56, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Heritage Properties, Inc. by deed from Frank M. Oley and Pankaj Shah, a partnership composed of Frank M. Oley and Pankaj Shah of record in Book 6643, page 377, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Terms and conditions of Joint Driveway Agreement of record in Book 6185, page 391; and (3) All matters appearing on the plan of record in Book 332, page 56, Register's Office for Davidson County, Tennessee.

92955.

IDENTIFICATION REFERENCE

APR 21 8 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2014 19th Avenue, South, Nashville, Tennessee 37212

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 17th day of April, 1986

HERITAGE PROPERTIES, INC.
By: Connie Cigarran
Connie Cigarran, President

Attest: Carol C. Elam
Carol C. Elam, Vice President

STATE OF TENNESSEE

BOOK 6833 PAGE 224

COUNTY OF _____

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

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires_____ Notary Public_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CONNIE CIGARRAN _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged her self to be President of the Heritage Properties, Inc. _____, the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Connie Cigarran as such President

Witness my hand and official seal, at Nashville, Tennessee this 17th day of April, 1986.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carol C. Elam, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Vice President of the Heritage Properties, Inc., the within named bargainor, a corporation, and that as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carol C. Elam as such Vice President.

Witness my hand and official seal, at Nashville, Tennessee, this 17th day of April, 1986.

_____
Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 86.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM

HERITAGE PROPERTIES, INC.

TO

PATRICIA A. RYAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.

P.O. Box 926

Suite 11C The Paddock

229 Ward Circle

BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6833 PAGE 225

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

105000.00- CANT.
274.30 CSTAX
.50 PRFE
6.00 WDEED
CHECK 230.80-
4777A04/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92955

IDENTIFICATION REFERENCE

APR 21 8 06 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 238820