Fi : Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6955 PAGE 351

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN W. RYAN (NAME)	First Federal Savings Bank of TN (NAME)	Map 108
900 Waggoner Court East (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 50
Nashville (CITY) Tennessee (STATE) 37214 (P. O. ZIP)	Tullahoma (CITY) Tennessee (STATE) 37388 (ZIP)	FB# 3D-74150

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, THE PRICE COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN W. RYAN and wife, CONNIE E. RYAN

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. 119B on the Plan of Zone Lot Division, Section Six, Patio Villa, as of record in Plat Book 6250, page 489, amended in Book 6250, pages 570 and 571, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Expansion Enterprises, Inc., a Tennessee corporation, by deed from Harold Reeves, Trustee, with full power of record in Book 6605, Page 663, Register's Office for Davidson County, Tennessee. The said Expansion Enterprises, Inc. having changed its name to The Price Company, Inc. by amendment to Charter recorded in Book 6950, page 228, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6555, page 576, and Book 6250, pages 570 and 571; (3) Easements of record in Book 6021, page 843, Book 6021, page 914, and Book 6021, page 919; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 484, amended in Book 6250, pages 570 and 571, said Register's Office.

3378

IDENTIFICATION REFERENCE

Aug 21 8 52 AM '86

FEE 2.00 TAX 1.00 REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 900 Waggoner Court East, Nashville, Tennessee 37214

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 18th day of August, 1986.

THE PRICE COMPANY, INC.
By:
Richard M. Price, President

BOOK 6955 PAGE 352

STATE OF TENNESSEE
COUNTY OF Williamson

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named~~ THE PRICE COMPANY, INC.

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

~~Witness~~ my hand and official seal at Brentwood, Tennessee, this 18th day of August, 19 86.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard M. Price with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of ~~the~~ THE Price Company, 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 Price Company, Inc. as such President.

Witness my hand and official seal, at Brentwood, Tennessee this 18th day of August, 19 86

Catherine A Hershey Notary Public

Commission expires 5-13-89

CATHERINE HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Steven W Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 86

MY COMMISSION EXPIRES: 5-13-89
(AFFIX SEAL)

Catherine A Hershey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

~~THE PRICE COMPANY, INC.~~

TO

~~STEVEN W. RYAN and wife, CONNIE~~ E. 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 6955 PAGE 353

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

56500.00- CAMT.
158.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.70-
258406/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 7 8 6

IDENTIFICATION/REFERENCE

Aug 21 8 52 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 285608