FILED 41

WARRANTY DEED

BOOK 7313 PAGE 209

FROM:	FAIRFAX DEVELOPMENT COMPANY, Grantor	This instrument was prepared by: William B. Drescher Farris, Warfield & Kanaday
TO:	WILLIAM R. RYAN and wife, MARY ANN RYAN, Grantees	Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
William R. Ryan and Mary Ann Ryan 8125 Given Road Cincinnati, OH 45243	William R. Ryan and Mary Ann Ryan 8125 Given Road Cincinnati, OH 45243	104-12B, Parcel 126
		Field Book Numbers 24W15368

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Nine Thousand Nine Hundred Dollars ($89,900.00).

William R. Ryan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of July, 1987.

Denise M. Laubscher
Notary Public

My Commission Expires: 3/8/89

FOR AND IN CONSIDERATION OF the sum of Eighty Nine Thousand Nine Hundred Dollars ($89,900.00), the receipt of which is hereby acknowledged, Fairfax Development Company, with full power to sell, mortgage, encumber and convey (hereinafter called "Grantor") has this day bargained and sold, and does hereby transfer and convey unto William R. Ryan and wife, Mary Ann Ryan, (hereinafter described as the "Grantees"), their heirs, personal representatives, successors, and assigns, certain real property in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 305, Building No. 2, on

the Plan of Ashley Place Condominiums, created under Title 64, sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed on behalf of Fairfax Development Company, of record in Book 6839, page 635, and corrected in Book 6864, page 85, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the General Common Elements as described in Article 2 of said Master Deed. Reference is hereby made to the Plan in Book 6200, page 462, in the Register's Office of Davidson County, Tennessee, for a more particular description.

BEING a portion of the property conveyed to Fairfax Development Company by Deed of Record in Book 6722, page 18, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 305, Ashley Place Condominiums, 2110 Portland Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, personal representatives, successors, and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real property in fee simple; has a good right to convey it, and that the same is unencumbered, except as follows:

1. Taxes for the year 1987, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 6839, page 635, corrected in Book 6864, page 85, Register's Office of Davidson County, Tennessee.

3. All terms and provisions of the By-Laws for the administration of Ashley Place Condominiums, of record in Book 6839, page 649, Register's Office of Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors, and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs, personal representatives, successors, and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 31st day of July, 1987.

GRANTOR:

FAIRFAX DEVELOPMENT COMPANY

By: J. Murray Mc

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~J. Murray McAtee~~ Denise M. Laumeyer, Notary Public of said State and County, J. Murray M. McAtee, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 1987.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

5 1 5 1 2

IDENTIFICATION REFERENCE

JUL 31 3 56 PM '87

WILLIAM P. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7313 PAGE 212

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 5 1 2

IDENTIFICATION REFERENCE

Jul 31 3 56 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 00624