File 31

This Instrument Prepared By:

William Noble Hulsey III
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37201

BOOK 7379 PAGE 77

Address New Owner:	Send Tax Bills To:	Map-Parcel No:
Janet L. Ryan DH/H ~~1212 Calvin Avenue~~ Nashville, TN 37206 1205 Woodland Street	Janet L. Ryan DH/H ~~1212 Calvin Avenue~~ Nashville, TN 37206 1205 Woodland Street	Map 83-5 Parcel 319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Noble Hulsey III and wife, Donna Bell Hulsey, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Janet L. Ryan, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 46 on the Plan of E. O. Beasley's Subdivision in East Nashville, Block "C" of record in Plan Book 2, Page 66, Chancery Court for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William N. Hulsey, III and wife, Donna B. Hulsey, by deed from Virginia Moore Kerr, et al., of record in Book 6704, Page 268, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1212 Calvin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 14th day of October, 1987.

William Noble Hulsey III
WILLIAM NOBLE HULSEY III

Donna Bell Hulsey
DONNA BELL HULSEY

IDENTIFICATION REFERENCE

OCT 14 4 03 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

7.4.3.1.0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Arnold, a Notary Public of said County, William Noble Hulsey III, the within named 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, at office, this 14th day of October 1987.

Ruth Arnold
NOTARY PUBLIC

My Commission Expires:

March 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Arnold, a Notary Public of said County, Donna Bell Hulsey, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October 1987.

Ruth Arnold
NOTARY PUBLIC

My Commission Expires:

March 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $60,349.50. This is equal to or greater than what the property would bring at a fair and voluntary sale.

Janet L. Ryan
JANET L. RYAN

Sworn to and subscribed this 14th day of October 1987.

( ) Jo Anne Allen
NOTARY PUBLIC

My Commission Expires:

4/8/88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

60349.50- CAMT.
168.84 CSTAX
.50 PRFEE
6.00 WDEED
CASH 175.34-
3025A10/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.3.1.0

IDENTIFICATION REFERENCE

OCT 14 4 03 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26467