Mail

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):
Chuck Ryan
P.O. Box 101271
Nashville, TN 37210

Mortgagee:
Send Tax Bill To:
Same

Map-Parcel No.:
82-8-275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, RODNEY S. WOEHLER, A SINGLE PERSON ("Grantor") has this day bargained and sold, and does hereby transfer and convey to CHUCK RYAN, A SINGLE PERSON ("Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of Harts Addition, as of record in Book 57, page 129, Register's Office for said County, described as follows:

SAID Lot No. 1 fronts 50 feet on the west side of McFerrin Avenue and runs back between parallel lines 153 feet, more or less, along the north margin of Mansfield Avenue to an alley in the rear.

BEING the same property conveyed Rodney S. Woehler, single by deed from E. A. Sircy, Jr. and wife, Louise R. Sircy of record in Book 7244, page 883, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 McFerrin Avenue, Nashville, Davidson County, Tennessee 37206.

Grantee herein assumes the remaining unpaid balance of a Vendor's Lien retained in the deed from E. A. Sircy, Jr. and wife, Louise R. Sircy to Rodney S. Woehler, single, of record in Book 7244, page 883, dated May 19, 1987 in the original principal amount of $21,000.00, the approximate unpaid balance being $20,742.39.

This conveyance is made subject to 1987 property taxes which have been paid by Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and bind himself, his successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31st day of December, 1987.

RODNEY S. WOEHLER

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ DUVAL

On this ~~31ST~~ 19TH day of ~~December~~ JANUARY, ~~1987~~ 1988, before me personally appeared RODNEY S. WOEHLER to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission expires:

Notary Public, State of Florida
My Commission Expires Aug. 19, 1989
Bonded Thru Troy Fain Insurance, Inc.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
31st DAY OF DECEMBER, 1987.

NOTARY PUBLIC

My Commission Expires: 11-10-91

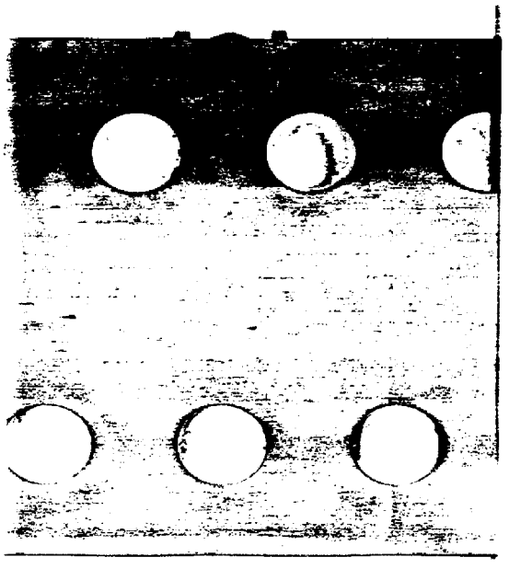
IDENTIFICATION REFERENCE

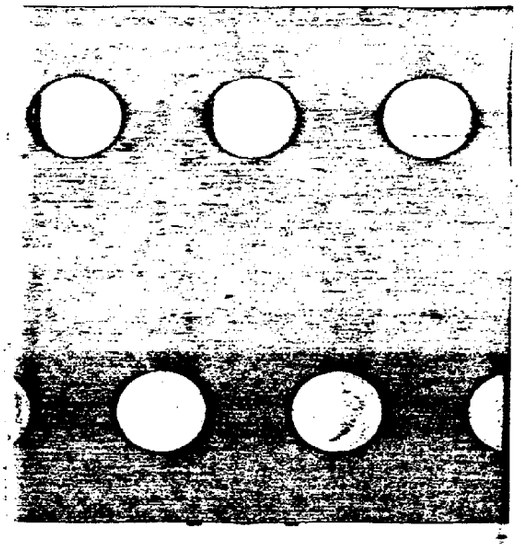
9967.5

JAN 22 3 54 PM '88

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

1988 JAN 22 3:01 DAVIDSON 75.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 749

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

DAMT	24000.00
CON TY	67.20
PRFEE	0.50
MRFEE	6.00
TOTAL	73.70
CHECK	73.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 6 7 5

IDENTIFT REFERENCE

JAN 22 3 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55617