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Title 37

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF March, 1988.

Notary Public

MY COMMISSION EXPIRES: March 1, 19[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Dale Ryan (NAME)	AmSouth Mortgage Company, Inc. (NAME)	62-11
2823 Gaywinds Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	40
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	03DZ 50424

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, WE, Ben H. Edwards and Andrea Jon Edwards, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Dale Ryan and Valerie McDonald Ryan, his wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 186 on the Map of Sutherland Heights, Section V, a plat of which is of record in Book 2900, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ben Hyder Edwards by deed from Federal National Mortgage Association of record in Book 6859, Page 605, Register's Office, Davidson County, Tennessee.

Ben Hyder Edwards and Ben H. Edwards being one and the same person.

Andrea Jon Edwards, wife of Ben H. Edwards, joins in this instrument to convey any and all rights she may have in subject property; especially her marital rights.

The Grantees herein agree to assume a Deed of Trust of record in Book 6859, page 608, Register's Office for Davidson County, Tennessee, and the escrow account in connection with said Deed of Trust.

Subject to restrictions of record in Book 2907, page 175 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2823 Gaywinds Court, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 March, 19 88

Ben H. Edwards

Andrea Jon Edwards

Ben H. Edwards

Andrea Jon Edwards

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben H. Edwards and wife, Andrea Jon Edwards

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1988

Commission expires March 11, 1991

Mark A. Ellis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Ben H. Edwards and wife, Andrea Jon Edwards

TO

Kenneth Dale Ryan and wife, Valerie McDonald Ryan

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

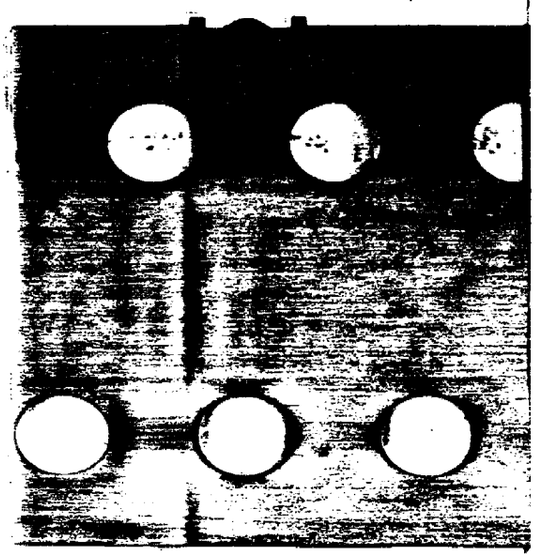
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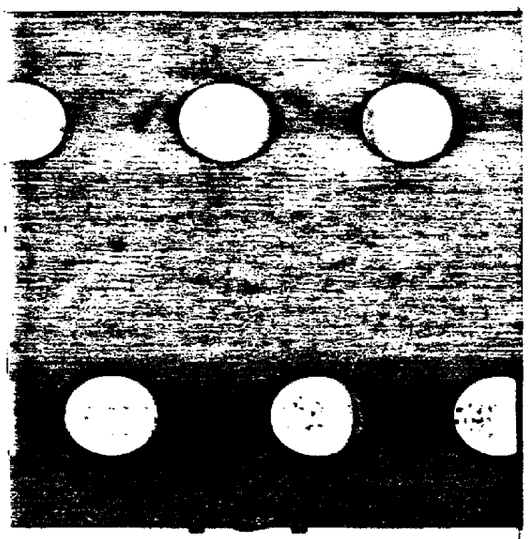
14915

IDENTIFICATION REFERENCE

MAR 23 9 41 AM '88

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN





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

CAMT 91000.00
CON TX 254.80
PRFEE 0.50
WDEED 6.00
TOTAL 261.30
CHECK 261.30

03/23/88 01 09:42 0001 8618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 1 5.

IDENTIFICATION REFERENCE

MAR 23 9 41 AM '88

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TN

No. 73198