File Box #24

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 105,000.00

Phillip W. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 19 88

Notary Public

MY COMMISSION EXPIRES 7.9.89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO (Mortgagee)	MAP-PARCEL NUMBERS
Phillip W. Ryan (NAME)	First American National Bank (NAME)	24W-06900
2521 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	MAP 104-11
Nashville, TN. 37212 (CITY) (STATE) (P O ZIP)	Nashville, TN. 37237-0308 (CITY) (STATE) (ZIP)	PARCEL 140

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, William Buffett and wife, Elizabeth Buffett

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip W. Ryan and wife, Suzanne N. Ryan, as tenants by the entirety

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:

BEING Lot No. 18 on the Plan of Bransford Realty Co's Subdivision of the Edgar Jones Place, of record in Book 421, Page 7, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William Buffett by deed of record in Book 6274, Page 946, and to William Buffett and wife, Elizabeth Buffett by Quitclaim Deed, of record in Book 6485, Page 180, Register's Office, Davidson County, Tennessee.

6 6 2 4 6

IDENTIFICATION REFERENCE

SEP 9 2 59 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2521 Fairfax Avenue, Nashville, TN. 37212
(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 8th day of September, 19 88

William Buffett

William Buffett

Elizabeth Buffett

Elizabeth Buffett

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 William Buffett and wife, Elizabeth Buffett

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 8th day of September, 1988.

Commission expires 7-9-89

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
William Buffett

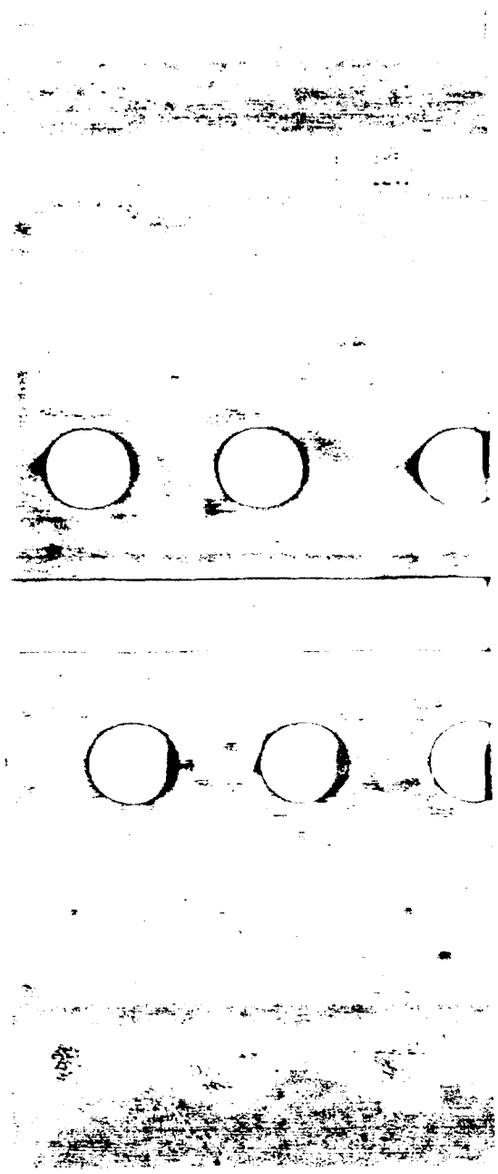
Elizabeth Buffett

TO
Phillip W. Ryan

Suzanne N. Ryan

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

5566 09/09 0101 03CHECK 353.00



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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH 105000.00
CON TX 346.50
PRFEE 0.50
MDEED 6.00
TOTAL 353.00
CHECK 353.00

6 6 2 4 6

IDENTIFICATION REFERENCE

SEP 9 2 59 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

09/09/88 01 15:00 0001 5566

No. 132606