Bx 453

FORM No. WD-1

BOOK 7731 PAGE 846

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 88

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP, PARCEL NUMBER
JAMES E. RYAN	SAME	MAP 21 15
(NAME)	(NAME)	
6525 Halberd Court		PARCEL
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Dayton, Ohio 45459		14.00
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, R. H. PURSELL and NEWELL T. PURSELL, JR., d/b/a I CANDO I

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. RYAN

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. 21 on the Plan of Rivergate Industrial Park, Section 2, which is of record in Plat Book 6900, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lots.

Being a portion of the same property conveyed to R. H. Pursell and Newell T. Pursell, Jr., d/b/a I Cando I, by deed of record in Book 7544, page 222, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

This conveyance is made SUBJECT TO the following restrictions:

1. This Lot No. 21 shall not be utilized as a public right of way and/or ingress/egress easement.

2. No alcoholic beverages may be served on the premises.

9408 12/20 0101 03CHECK 228.26

95142

IDENTIFICATION REFERENCE

Dec 20 10 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as
This is improved ( )
(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 heir 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 covey 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 hand S this 15th day of December ,19 88

NEWELL T. PURSELL, JR.

R. H. PURSELL

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7731 PAGE 847

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. H. PURSELL and NEWELL T. PURSELL, JR., d/b/a I CANDO I

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 15th day of December, 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

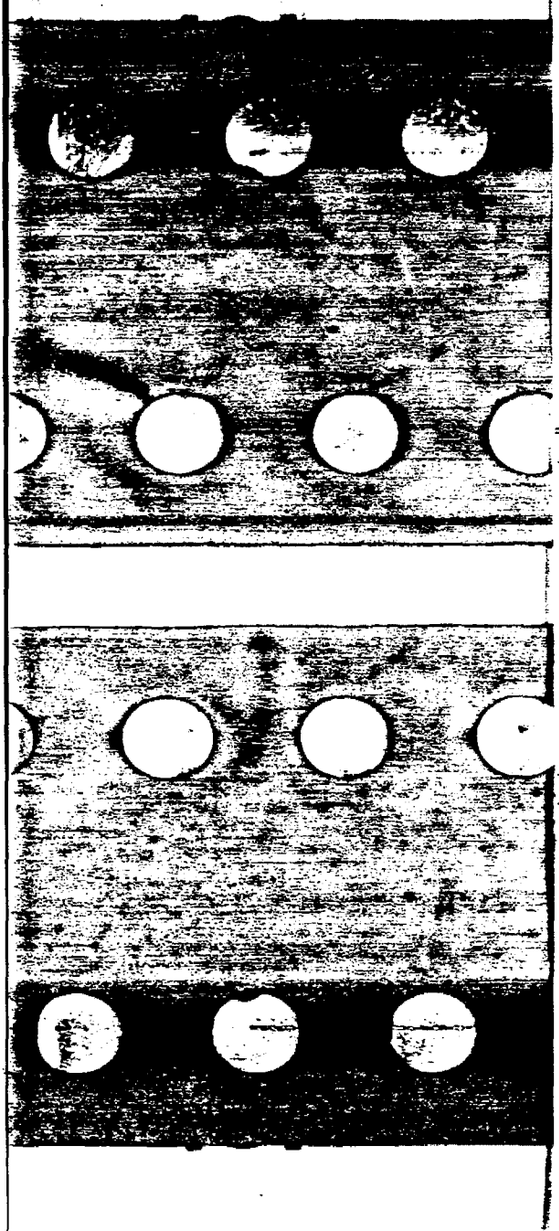
WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072



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

RECEIVED OF _____

FOR _____

BOOK 7731 PAGE 848

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67200.00
CON TX 221.76
PRFEE 0.50
WDEED 6.00
TOTAL 228.26
CHECK 228.26

12/20/88 01 10:16 0001 9408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95142

IDENTIFICATION REFERENCE

DEC 20 10 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165567