Bk 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Kenneth D. Ryan & wife, Valerie	M. Ryan same	
(NAME)	(NAME)	
4933 Jonquil Drive		147-4-95 & 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7890 PAGE 346

For and in consideration of the sum of

One Hundred Sixty-five and no/100ths----------($165,000.00)---------- DOLLARS

the receipt of which is hereby acknowledged,

VIRGINIA S. COOK, a widow,

5764 07/17 0101 03CHECK 554.50

have bargained and sold, and by these presents do transfer and convey unto the said

KENNETH D. RYAN and wife, VALERIE M. RYAN,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TWO TRACTS OF LAND IN SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AND COMPLETELY AS IF COPIED VERBATIM HEREIN.

4 9 6 7 2

IDENTIFICATION REFERENCE

JUL 17 10 59 AM '89

DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 4933 Jonquil Drive
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 July, 19 89.

Virginia S Cook

VIRGINIA S. COOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devereaux D. Cannon, Jr., a Notary Public in and for said County and State, the within named VIRGINIA S. COOK

the 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 and official seal at Nashville, this 14th day of July, 1989.

My commission expires 11 January 1992 Notary Public Devereaux D. Cannon

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ to be the ____ and ____ respectively of ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as ____ and attesting the same by the said ____ as ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 165,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth D. Ryan

Sworn to and subscribed before me
this 14th day of July, 1989.

My commission expires 14 July, 1992 Notary Public Devereaux D. Cannon

This instrument was prepared by:

Name	Address
Devereaux D. Cannon, Jr., Attorney	344 4th Avenue North, Nashville, Tennessee 37219

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 'A'

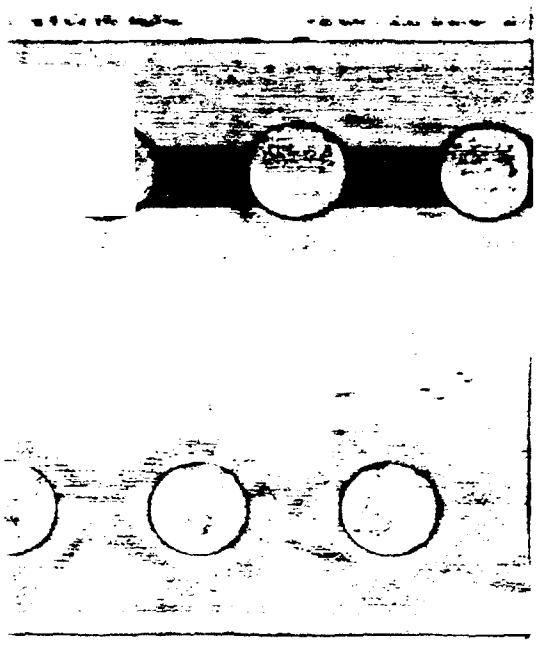
TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Law Commercial Subdivision as of record in Book 6050, page 128, Register's Office for Davidson County, Tennessee.

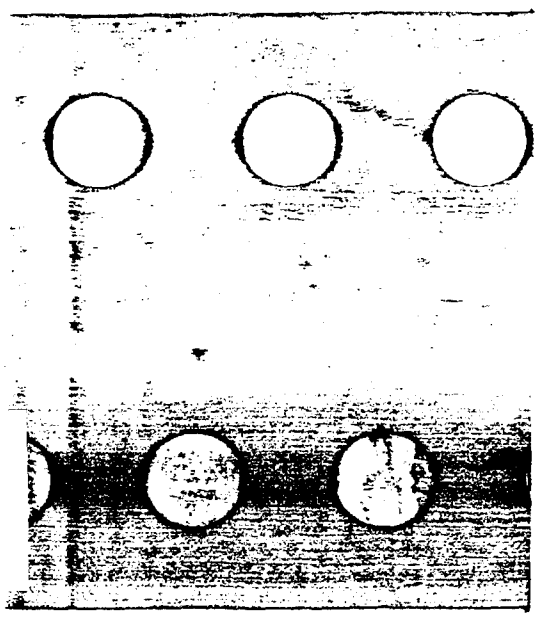
Said lot beginning at a point in the southerly margin of Welch Road, the common corner of Lot 15 and Reserved Parcel B and running back 150.0 feet in a southeasterly direction along the common line between said Lot 15 and Reserved Parcel B to a point; thence 81.88 feet in a northeasterly direction to a point, the beginning of a curve; thence 48.45 feet in a northeasterly direction around said curve to a point in the southwesterly margin of Jonquil Drive; thence 94.87 feet in a northwesterly direction along said margin of said drive to a point, the beginning of a curve; thence 38.18 feet in a northwesterly direction around said curve to a point in the southerly margin of Welch Road; thence 73.99 feet in a southwesterly direction along said margin of said road to the point of beginning.

TRACT 2:
Land in Davidson County, Tennessee, being Reserve Parcel B on the Plan of Law Commercial Subdivision of record in Book 6050, page 128, Register's Office for Davidson County, Tennessee.

Said Reserve Parcel B fronts 30.7 feet on the northerly margin of Harding Place and runs back between lines measuring 150.00 feet on the east and 151.81 feet on the west to a line in the rear measuring 4.37 feet thereon.

Being the same property conveyed to A. J. Johnson and wife, Gail M. Johnson and John Cook and wife, Virginia S. Cook by deed from Claude E. Law and wife, Nellie E. Law of record in Book 6457, page 33, Register's Office for Davidson County, Tennessee, the said A. J. Johnson and wife, Gail M. Johnson having conveyed their said interest to John J. Cook and wife, Virginia S. Cook by deed of record in Book 7223, page 846, said Register's Office, the said John J. Cook having since died.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7890 PAGE 349

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
165000.00
CON TX 544.50
PRFEE 1.00
WDEED 9.00
TOTAL 554.50
CHECK 554.50

07/17/89 01 11:01 0001 5764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.96 7.2

IDENTIFICATION REFERENCE

JUL 17 10 59 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 223435