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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: 3-17-92

(AFFIX SEAL)

5827
980205-6

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS: Al C. Ryan	SEND TAX BILLS TO: Fidelity Federal Savings & Loan	MAP-PARCEL NUMBERS 60-11-A-13
(NAME) 205 Greenbranch Court	(NAME) 401 Union Street	12DZ-96875
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Craftech Homes, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Al C. Ryan and wife, Marcia L. 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. 13, Pine Ridge Section Two of record in Plat Book 6900, page 484, Register's Office for Davidson County, Tennessee.

Said Lot No. 13, fronts 24.03 on the easterly side of Greenbaugh Court and runs back 140.38 feet on the southerly lot line and 99.57 feet on the northerly lot line to a line in the rear which measures 96.77 feet thereon.

Being part of the same property conveyed to Craftech Homes, A Tennessee partnership composed of Nelson C. Andrews, Carter Andrews, and Frank Andrews by deed from Carter Andrew as of record in Book 6991, page 179, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 6900, page 484, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Greenbranch Court and the rear lot line, a 5 foot minimum building setback line from both side lines, a public utilty and drainage easement on the northwest corner.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7108, page 1, Section Two in Book 7396, page 837, By-Laws in Book 7108, page 22, said Register's Office.

*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved (XX) improved ( ) property, known as 205 Greenbranch Court, Nashville, Tennessee 37207
(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 his hand this 24th day of July, 19 89

Craftech Homes, a Tennessee partnership

By: Carter Andrews

Carter Andrews, Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Carter Andrews

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of the Craftech Homes a corporation, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Partner.

Witness my hand and official seal at Nashville, Tenn., this 24th day of July, 19 89.

_____ Notary Public

Commission Expires 3/27/93

52026

IDENTIFICATION REFERENCE

JUL 25 2 26 PM '89

WARRANTY DEED

FROM Craftech Homes, a Tennessee [illegible]ip

TO Al C. Ryan and wife, Marcia L.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

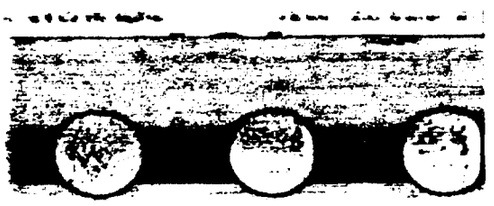
CONTINUATION

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 3984, page 723, said Register's Office.

Rights or claims of parties in possession.

Quitclaim Deed for common areas to Pine Ridge Homeowner's Association, Inc., in Book 7892, page 616, said Register's Office.

8644 07/25 0101 03CHECK 188.17



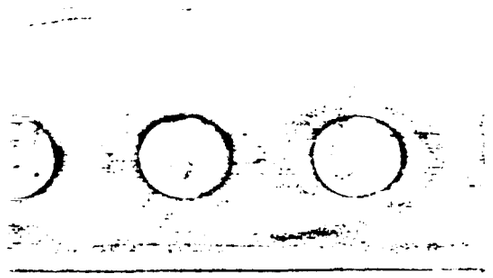
OFFICIAL RECEIPT

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

RECEIVED OF _____

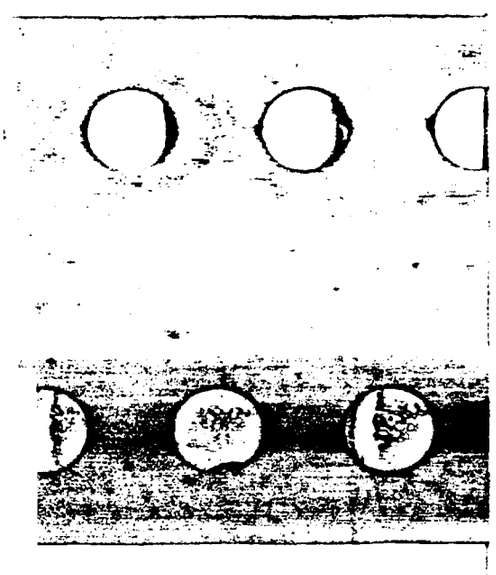
FOR _____

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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	54900.00
CON TX	181.17
PRFEE	1.00
MDEED	6.00
TOTAL	188.17
CHECK	188.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/89 01 14:28 0001 8644

5 2 0 2 6

IDENTIFICATION REFERENCE

JUL 25 2 26 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232272