BOOK 7968 PAGE 895 File Box 24

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

John B Ryan Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 89.

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(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
John B. Ryan, Jr. (NAME)	Citizens and Southern Mortgage Corp. (NAME)	MAP 136-6
156 Islandia Drive (STREET ADD RSS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	PAR. 86
Nashville, TN. 37217 (CITY) (STATE) (P. O ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	2D 63763

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, Wilba L. Calloway and wife, Billie J. Calloway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Ryan, Jr. and wife, Diana L. 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. 319, Section Five, Priest Lake Park, as of record in Book 4460, Page 174, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wilba L. Calloway and wife, Billie J. Calloway by deed from Sherman A. Walker and wife, Norma J. Walker of record in Book 5399, Page 45, Register's Office for Davidson County, Tennessee.

Wilba L. Calloway and William L. Calloway are one in the same person.

This conveyance is subject to restrictions of record in Book 4698, Page 969, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback line; utility anchor easement and public utility and drainage easement of record in Book 4460, Page 174, said Register's Office.

76949

IDENTIF. TREFERENCE

Oct 26 3 36 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

9223 10/26 0101 03CHECK 383.20

This is unimproved ( ) improved (X) property, known as 156 Islandia Drive, Nashville, TN. 37217
(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 25th day of October, 19 89

Wilba L. Calloway

Wilba L. Calloway

Billie J. Calloway

Billie J. Calloway

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 Wilba L. Calloway and wife, Billie J. Calloway

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 Nashville, Tennessee, this 25th day of October 1989

Commission expires 5-22-93

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

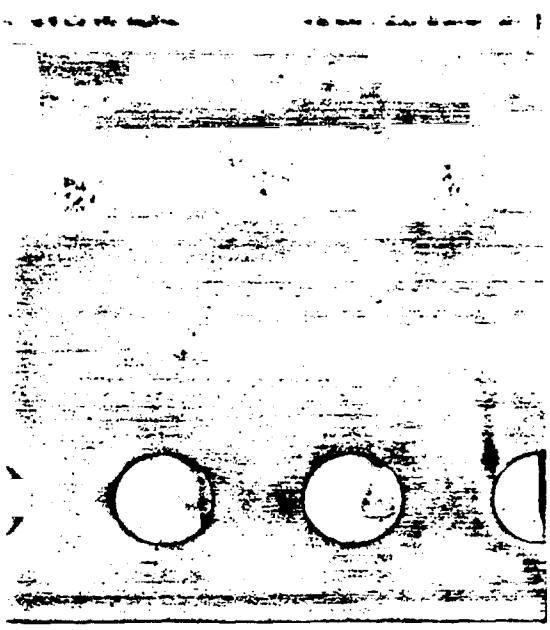
FROM
Wilba L. Calloway

Billie J. Calloway

TO
John B. Ryan, Jr.

Diana L. Ryan

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



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

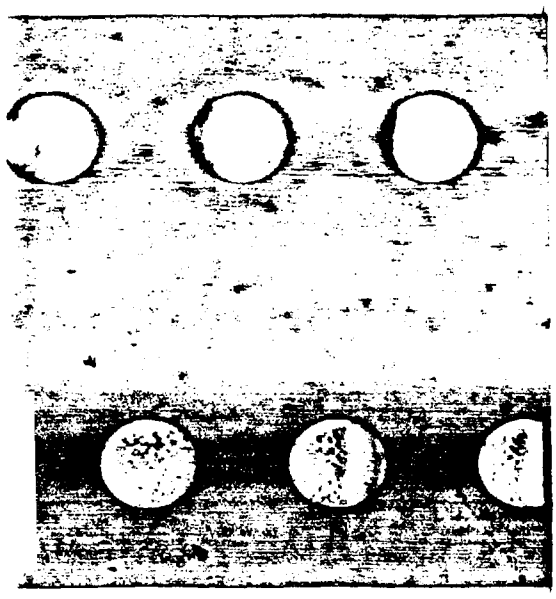
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
114000.00

CON TX	376.20
PRFEE	1.00
WDEED	6.00
TOTAL	383.20
CHECK	383.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/89 01 15:38 0001 9223



76949

IDENTIF. REFERENCE

OCT 26 3 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261336