Map 124 Parcel 56

Name and Address of
New Owners:
Patrick L Ryan
615 S. Mt. Juliet Rd
Hermitage, TN 37076

Send Tax Notices To:
BancBoston Mortgage Corp.
P.O. Box 44090
Jacksonville FL 32231

Mail

This Intrument Prepared By:
B. JO ATWOOD, Attorney at Law
208 West Main Street
Murfreesboro, Tennessee 37130

BOOK 7998 PAGE 346

1713 12/05 0101 03CHECK 282.88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the grantees hereof that certain indebtedness owing to Mortgage Corporation of the South, and secured by a deed of trust of record in Book 7119, page 965, of the Register's Office of Davidson County, Tennessee, and having been assigned to BancBoston Mortgage Corporation, the undersigned, GLENDA K. WALKER, has bargained and sold and does hereby transfer and convey unto PATRICK L. RYAN and wife, CYNTHIA L. RYAN, their heirs and assigns, forever, that certain tract or parcel of real situated and located in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in the 4th Civil District, Davidson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee Licensed Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows:
>
> Beginning at a point in the westerly margin of South Mt. Juliet Road, said beginning point being 450 feet generally South as measured along South Mt. Juliet Road from the southeast corner of property conveyed to Co-Op Properties, Inc., in Deed Book 365, page 314, Register's Office for Wilson County, Tennessee; thence with the westerly margin of South Mt. Juliet Road South 3 deg. 08 min. West 200 feet to a point; thence leaving South Mt. Juliet Road 83 deg. 05 min. West 1,114.37 feet to a point; thence North 4 deg. 19 min. East 200 feet to a point; thence North 83 deg. 03 min. 1, 110.31 feet to the point of beginning, containing 5.03 acres.
>
> Being the same property conveyed to Robert A. Walker and wife, Glenda K. Walker, by deed of record in Book 7779, page 19, of the Register's Office of Davidson County, Tennessee. The said Robert A. Walker having quitclaimed his interest in said property to Glenda K. Walker by Quitclaim Deed of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the

said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1989 property taxes, with shall be prorated between the parties.

Grantor transfers to grantees herein all her interest in the escrow account for loan account number 211840-2 K with BancBoston Mortgage Corporation.

I further covenant and bind myself, my heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 3rd of November 1989.

Glenda K. Walker
GLENDA K. WALKER

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me GLENDA K. WALKER, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 3rd, day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 7/29/91

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,559.66, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

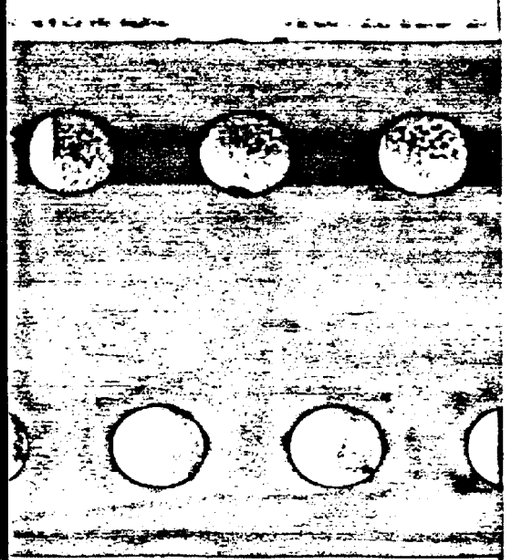
Sworn to and subscribed before me this 27th day of November, 1989.

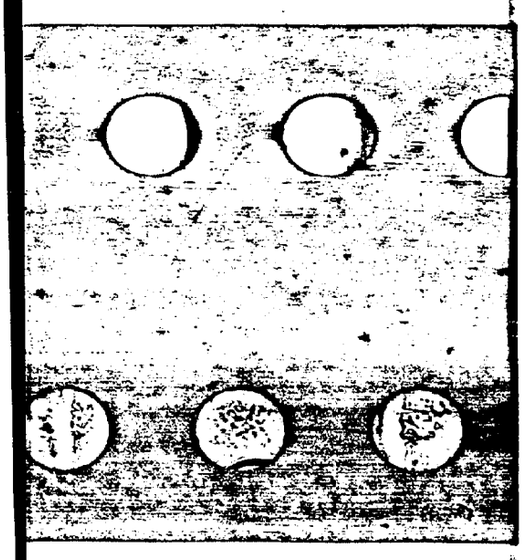
NOTARY PUBLIC

My Commission Expires: 7/29/91

DEC 5 9 12 AM '89
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 86927





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

RECEIVED OF _____

FOR _____

BOOK 7998 PAGE 348

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	83559.66
CON TX	275.88
PRFEE	1.00
WDEED	6.00
TOTAL	282.88
CHECK	282.88

12/05/89 01 09:12 0001 1713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8869 27

IDENTIF. REFERENCE

DEC 5 9 12 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 272923