FILE NO. 25644 FILE BOX "7"

BOOK 8004 PAGE 322 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Marka Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-13-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MICHAEL HALLORAN (NAME)	S A M E (NAME)	118-8-63
104 Gilman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA-26765
Nashville, TN. 37205 (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, HERMAN DUANE RYAN and wife,

CLAUDETTE A. RYAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES MICHAEL HALLORAN, a single person

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. 34 on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 34 fronts 50.0 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150.0 feet to a dead line on which it measures 50.0 feet thereon.

BEING the same property conveyed to Herman Duane Ryan, single, by deed from Gertrude L. Hager, a single person, of record in Book 5856, page 75, Register's Office for Davidson County, Tennessee.

89011

IDENTIF. TREFERENCE

Dec 13 2 44 PM '89

REGISTER OF DEEDS
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 2423 Eugenia Avenue, Nashville, Tennessee 37211
(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 hand s this 12th day of December, 19 89

Herman Duane Ryan
HERMAN DUANE RYAN

Claudette A. Ryan
CLAUDETTE A. RYAN

BOOK 8004 PAGE 323

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HERMAN DUANE RYAN and wife, CLAUDETTE A. RYAN,

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 19 89.

Commission Expires 11-21-92

Janet S. Davis, Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

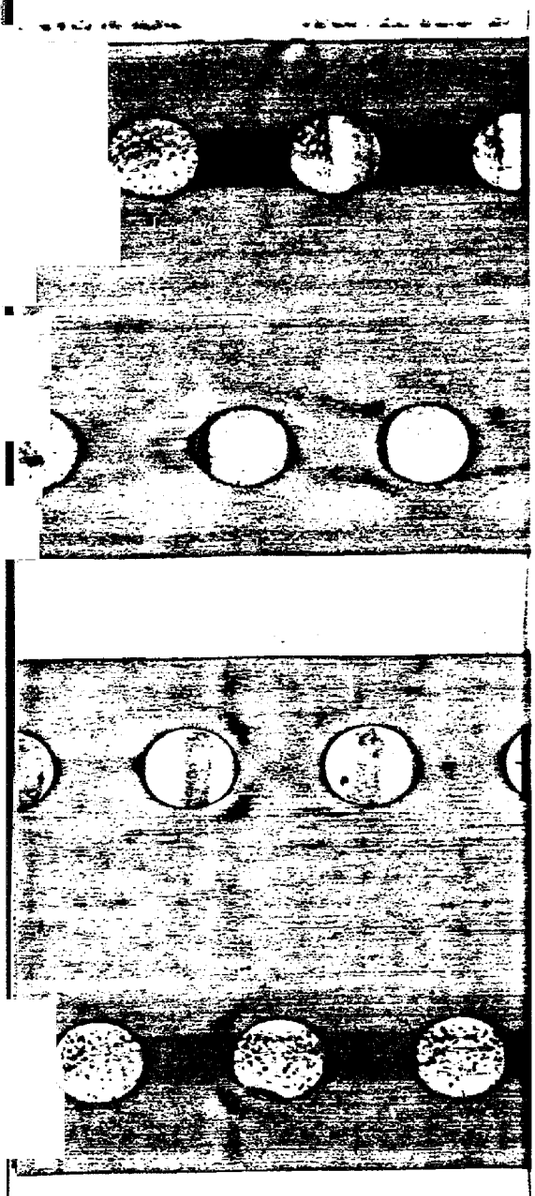
Commission Expires _____

WARRANTY DEED

FROM

TO

4336 12/13 0101 03 CHECK 122.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8004 PAGE 324

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 35000.00
				CON TX 115.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 122.50
				CHECK 122.50
			12/13/89 01	14:41 0001 4336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89011

IDENTIF. REFERENCE

DEC 13 2 44 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 275506