PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Arrainne Sue Whitehouse and William Austin Moseley as Tenants in Common	SAME	072-09-0 412.00

BOOK 8007 PAGE 204

WARRANTY DEED

For and in consideration of the sum of FIFTY-THREE THOUSAND SEVEN HUNDRED EIGHTY-NINE AND 63/100 ($53,789.63) DOLLARS, consisting of the assumption of a first mortgage of record at Book 6546, Page 788, Register's Office for Davidson County, Tennessee, in the current unpaid balance of $36,789.63, and the assumption of a note dated November 2, 1989, payable to Tusculum Ace Hardware, Inc., Retirement Plan, in the amount of $17,000.00, we, RYAN AND RYAN RENTALS, a partnership composed of William V. Ryan and James R. Ryan, have bargained and sold, and by these presents do transfer and convey unto the said ARRAINNE SUE WHITEHOUSE AND WILLIAM AUSTIN MOSELEY, AS TENANTS IN COMMON, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a portion of Lot No. 35 on the Map of Irvington, a plat of which is of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Ryan and Ryan, a partnership, by deed from LBJ Properties, a partnership, of record at Book 7702, Page 238, Register's Office for Davidson County, Tennessee.

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 24th day of November, 1989.

JAMES R. RYAN

Arrainne Sue Whitehouse
ARRAINNE SUE WHITEHOUSE

William V. Ryan
WILLIAM V. RYAN

William Austin Moseley
WILLIAM AUSTIN MOSELEY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Ryan, William V. Ryan, Arrainne Sue Whitehouse and William Austin Moseley, the bargainors, 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 the 24th day of November, 1989.

Amelya B. Shepard
NOTARY PUBLIC

My Commission Expires: May 18, 1992

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $53,789.63

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

William Austin Moseley Arrainne Sue Whitehouse
AFFIANT

Sworn to and subscribed before me this the 24th day of November, 1989.

Amelya B. Shepard
NOTARY PUBLIC

My Commission Expires: May 18, 1992

BOOK 8007 PAGE 205

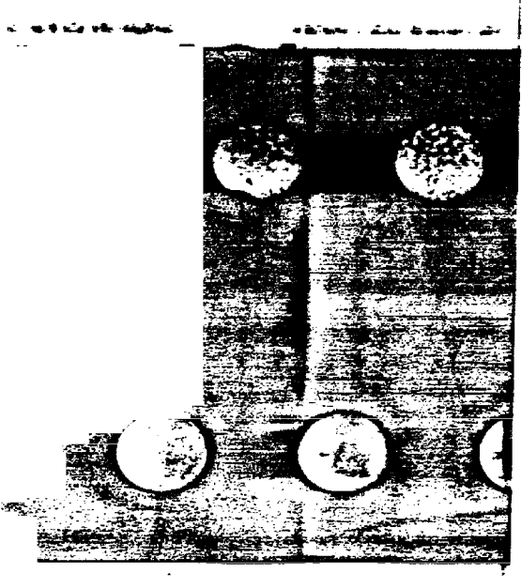
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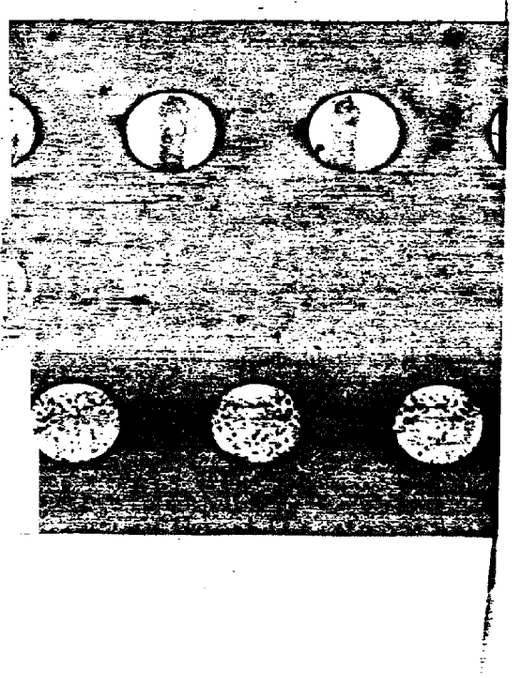
IDENTIFICATION REFERENCE

Dec 18 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3716 12/18 0101 03CHECK 184.54





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

RECEIVED OF _____

FOR _____

BOOK 8007 PAGE 206

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	53789.63
CON TX	177.54
PRFEE	1.00
WDEED	6.00
TOTAL	184.54
CHECK	184.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08 0001 5716

9007.2

IDENTIFICATION REFERENCE

Dec 18 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276871