FILE BOX 45

BOOK 8255 PAGE 838

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 1990

Notary Public

MY COMMISSION EXPIRES: 7/29/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fred R. Ryan (NAME)	First Investment Company (NAME)	MAP 62-15
2615 Davidwood Court (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P. O. Box 749 (STREET ADDRESS)	PARCEL 29
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	3DZ-50258

FOR AND 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, Steven C. Dunlap and wife, Renee D. Dunlap

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred R. Ryan and wife, Joyce Elaine 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.

BEING Lot No. 105, on the plan of Sutherland Heights, Section 3, of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven C. Dunlap and wife, Renee D. Dunlap by deed from Robert N. Lasley and wife, Geneva H. Lasley, of record in Book 6638, Page 229, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2795, Page 97; Book 3399, page 297; Book 2877, page 253; and Book 2692, page 19; and Book 2692, page 353, Register's Office for said County.

78957

IDENTIF. REFERENCE

DEC 12 10 06 AM '90

FELIX Z. WILSON, Register
DAVIDSON COUNTY TN.

8549 12/12 0101 03CHECK 502.00

(unimproved ( ) improved (XX)) property, known as 2615 Davidwood Court, Nashville, TN 37214
(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 heir 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 covey 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 11th day of December, 19 90

Renee D. Dunlap
Renee D. Dunlap

Steven C. Dunlap
Steven C. Dunlap

CONT'D NEXT PAGE BOOK 8255 PAGE 839

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 Steven C. Dunlap and wife, Renee D. Dunlap

(or proved to me on the basis of satisfactory evidence

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 11th day of December 19 90

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Steven C. Dunlap
~~Renee D. Dunlap~~

TO

~~Fred~~ R. Ryan
Joyce Elaine Ryan

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8255 PAGE 839-A

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 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 6.00
TOTAL 502.00
CHECK 502.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/12/90 01 10:05 0001 8549

78957.

IDENTIF. REFERENCE

DEC 12 10 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380992