This Instrument Prepared By:
Arthur K. Lowen, Attorney
201 4th Avenue North-Suite 1100
Nashville, Tn 37219
(615) 244-7373

Address New Owner(s)	Send Tax Bills To:	Map-Parcel No.:
Charles Michael Ryan Jonathan Patrick Ryan 7929 Stallion Drive Bellevue, Tn 37221	New Owners	Map 82-8 Parcel 275

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, CHUCK RYAN, the Grantor, does by these presents hereby quitclaim and convey unto CHARLES MICHAEL RYAN AND JONATHAN PATRICK RYAN (the Grantees), as tenants in common without right of survivorship, all of Grantor's right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Harts Addition, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Said Lot No. 1 fronts 50 feet on the West side of McFerrin Avenue and runs back between parallel lines 153 feet, more or less, along the North margin of Mansfield Avenue to an alley in the rear.
>
> Being the same property conveyed to Chuck Ryan by Deed from Rodney S. Woehler, of record in Book 7454, Page 747, said Register's Office.
>
> This is improved property known as 700 McFerrin Avenue, Nashville, Davidson County, Tennessee 37206.

Said conveyance is expressly subject to a vendor's lien retained in the Deed from E. A. Sircy, Jr., and wife, Louise R. Sircy to Rodney S. Woehler, single, as of record in Book 7244, Page 883, said Register's Office. Said property is conveyed subject further to such limitations, restrictions, and encumbrances as may affect the premises.

In Witness Whereof, the Grantor has executed this instrument on this the 31st day of December, 1990.

Chuck Ryan

86325

IDENTIF. TREFERENCE

JAN 15 11 33 AM '91

FELIX ... CLERK
DAVIDSON COUNTY TN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of December, 1990, before me personally appeared Chuck Ryan to me known or proven to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission expires:

9-25-93.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Affiant

Sworn to and subscribed before me
this 31 day of December, 1990.

Notary Public

My Commission Expires: 9-25-93.