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	New Owners	Map 93-3
Jonathan Patrick Ryan		Parcel 27
7929 Stallion Drive		
Bellevue, TN 37221		

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. 248 on the Plan of Williams' Second Addition to Edgefield of record in Book 21, Page 60, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 248 fronts 50 feet on Shelby Avenue and runs back 175 feet between parallel lines to a dead line on the rear of which it measures 50 feet.
>
> Being the same property conveyed to Chuck Ryan by Quitclaim Deed from Bert C. Ferguson through Ted A. Burkhalter, Trustee, of record in Book 8063, Page 752, said Register's Office.
>
> This is improved property known as 806 Shelby Avenue, Nashville, Tennessee 37206.

This conveyance is specifically subject to the Wrap Deed of Trust of record in Book 7140, Page 605, said Register's Office, and by reference therein the Liens so "Wrapped." This conveyance is 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

8 6 3 2 6

IDENTIF. REFERENCE

JAN 15 11 33 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

5742 01/15 0101 03CHECK 6.00

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.