BOOK 8279 PAGE 702

878211

IDENTIF. REFERENCE

JAN 23 9 26 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

NEW OWNER:
Frank Ryan
1606 Burton Avenue
Nashville, TN 37215

SEND TAX BILL TO:
Same

MAP & PARCEL:
117-15-123
16DA-23110

This instrument is prepared from information provided solely by the parties hereto without benefit of title search, and no warranty is made as to the accuracy thereof.

W A R R A N T Y D E E D

337.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **GERTRUDE C. RYAN**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **FRANK RYAN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, being Lot No. 61 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, ROWC, TN.
Said Lot NO. 61 fronts 100 ft. on the northerly side of Burton Avenue and runs back 162 ft. 6 inches on the easterly line and 162 ft. 6 inches on the westerly line to a dead line, measuring 27 ft. thereon. This description is taken from the legal description on the previous deed.

BEING the same property conveyed to George C. Ryan and wife, Gertrude C. Ryan by deed from George Franklin Ryan (single), of record in Book 6803, page 553, Register's Office of Davidson County, TN. (George C. Ryan is now deceased.)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND I do covenant with the said Grantee that I am 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;

Subject to any matters of public record.

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as 1606 Burton Avenue ~~1719 N. Observatory Drive~~, Nashville, TN 37215.

WITNESS my HAND(S) THIS 18 DAY OF January, 1991, IN Franklin, TENNESSEE.

Gertrude C. Ryan
GERTRUDE C. RYAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Gertrude C. Ryan, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18 day of January, ~~1990~~ 91 in Franklin, Tn.

Notary Public

My Commission Expires:

6/9/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Frank Ryan
AFFIANT

Sworn to and subscribed before me this 18 day of January, ~~1990~~ 1991.

NOTARY PUBLIC

My commission expires: 6/9/91



OFFICIAL RECEIPT

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

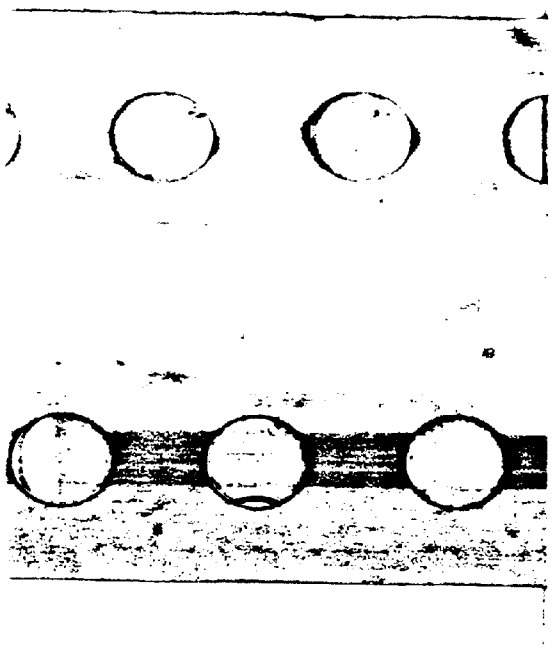
RECEIVED OF _____

FOR _____

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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
100000.00
CON TX 330.00
PRFEE 1.00
[illegible] 6.00
TOTAL 337.00
CHECK 337.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/91 01 09:24 0001 7488

87821

IDENTIF. REFERENCE

JAN 23 9 26 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391327