THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

53

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY L. RYAN (NAME:)	SAME (NAME:)	P/O MAP 11
125 HARDWAY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 31
MADISON, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN---------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 8396 PAGE 528

30285.

IDENTIFICATION REFERENCE

JUL 12 9 17 AM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM,

have bargained and sold, and by these presents do transfer and convey unto the said JERRY L. RYAN AND WIFE, GLADYS VIRGINIA RYAN

heirs and assigns, a certain tract or parcel of land in Davidson *County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Tennessee License Surveyor No. 924, 326 West Drive, White House, TN 37188, Job No. 90-013, dated February 20, 1990, as follows:
BEGINNING at an existing concrete monument in the easterly margin of Greer Road, being the southeast corner of a tract of land owned by Henry G. Tate by deed of record in Book 4728, page 993, Register's Office for Davidson County, Tennessee, and the northwest corner of a tract of land conveyed to Kevin W. Tomlin and wife, Terri W. Tomlin, by deed of record in Book 8150, page 685, Register's Office for Davidson County, Tennessee; thence North 39 deg. 15' 04" East 380.53 feet to an existing iron pin; thence North 37 deg. 52' 27" West 130.26 feet to a point; thence North 39 deg. 18' 15" West 193.46 feet to an existing iron pin, THE POINT OF BEGINNING; thence South 85 deg. 33' 33" East 1034.02 feet to an iron pin; thence North 06 deg. 48' 39" East 239.81 feet to an iron pin set; thence South 89 deg. 51' 23" West 1053.17 feet to an iron pin set at a corner post; thence South 63 deg. 39' 39" West 125.01 feet to an iron pin set at fence corner; thence South 08 deg. 40' 44" East 103.56 feet to an existing bolt at base of beech tree; thence South 89 deg. 03' 00" East 92.10 feet to the POINT OF BEGINNING, containing 5.03 acres, more or less.

(CONTINUED ON REVERSE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 5th day of July, 19 91

Affiant

My commission expires: 1/23/93

(Affix Seal)

Notary Public

Being a portion of the same property conveyed to Tommy Cunningham and wife, Patricia Cunningham, by deed of record in Book 7604, page 678, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1) No residence shall be erected on the property containing less than an area of twelve hundred (1,200) square feet, exclusive of open porches, garages, and carports, and shall have no block exposed.

2) No timber or dirt shall be removed from the property for a period of five (5) years from date hereof.

3) No trailer, basement, tent, shack, barn, or other outbuildings shall be erected, moved onto said property, and/or used as a residence, temporarily or permanently.

4) No junk vehicles shall be kept on said property. No commercial swine or poultry. No trash, garbage or other waste, except in sanitary containers.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO AN EASEMENT FOR INGRESS, REGRESS AND EGRESS as hereinafter described, said Easement being for the benefit of the Grantees herein and the subsequent owners of seven tracts of land adjacent to the EASEMENT FOR INGRESS, REGRESS, AND EGRESS, the hereinafter described being a portion of the aforesaid Easement which lies within the boundary of the property herein conveyed:

(LEGAL DESCRIPTION CONTINUED ON ATTACHED EXHIBIT A)

unimproved XX)
This is improved ( ) property, known as Tract 2 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

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.*

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.*

Witness our *hand* s *this* 5th *day of* July, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Cunningham
THOMAS L. CUNNINGHAM

Patricia Ann Cunningham
PATRICIA ANN CUNNINGHAM

Jerry L. Ryan
JERRY L. RYAN

Gladys Virginia Ryan
GLADYS VIRGINIA RYAN

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* THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM; AND JERRY L. RYAN AND WIFE, GLADYS VIRGINIA RYAN

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 Goodlettsville, *Tennessee, this* 5th *day of* July, *19* 91.

Notary Public.

Commission Expires 1/23/93

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

EXHIBIT A

BEGINNING at an existing concrete monument in the easterly margin of Greer Road, being the South 37 deg. 08' 14" East 55.00 feet from the southeast corner of a tract of land owned by Henry G. Tate by deed of record in Book 4728, page 993, Register's Office for Davidson County, Tennessee, and the northwest corner of a tract of land conveyed to Kevin W. Tomlin and wife, Terri L. Tomlin, by deed of record in Book 8150, page 685, said Register's Office; the POINT OF BEGINNING thence from said beginning point and along the easterly margin of Greer Road, North 37 deg. 08' 14" West 55.00 feet to an existing iron pin in the southeast corner of the aforesaid Tate property; thence leaving the easterly margin of Greer Road, North 39 deg. 15' 04" East 380.53 feet to an existing iron pin; thence North 37 deg. 52' 27" West 130.26 feet to an existing iron pin; thence North 39 deg. 18' 15" West 193.46 feet to an existing iron pin; thence North 28 deg. 10' 51" East 185.76 feet to a point; thence North 89 deg. 51' 23" East 50.00 feet to a point; thence South 18 deg. 51' 46" West approximately 10 feet to a pint; thence South 28 deg. 10' 51" West 185.76 feet to a piont; thence South 39 deg. 18' 15" East 160.68 feet to a point; thence south 37 deg. 52' 27" East 180.80 feet to a point; thence South 40 deg. 05' 40" West 55.87 feet and 375.27 feet to the point of beginning.

GRANTEES, by their execution hereof, do hereby covenant that they, their successors, heirs and assigns, shall be responsible for the maintenance and repair of the aforesaid EASEMENT FOR INGRESS, REGRESS, AND EGRESS on a prorata basis with the subsequent owners of the seven tracts of land adjacent to the EASEMENT FOR INGRESS, REGRESS AND EGRESS.

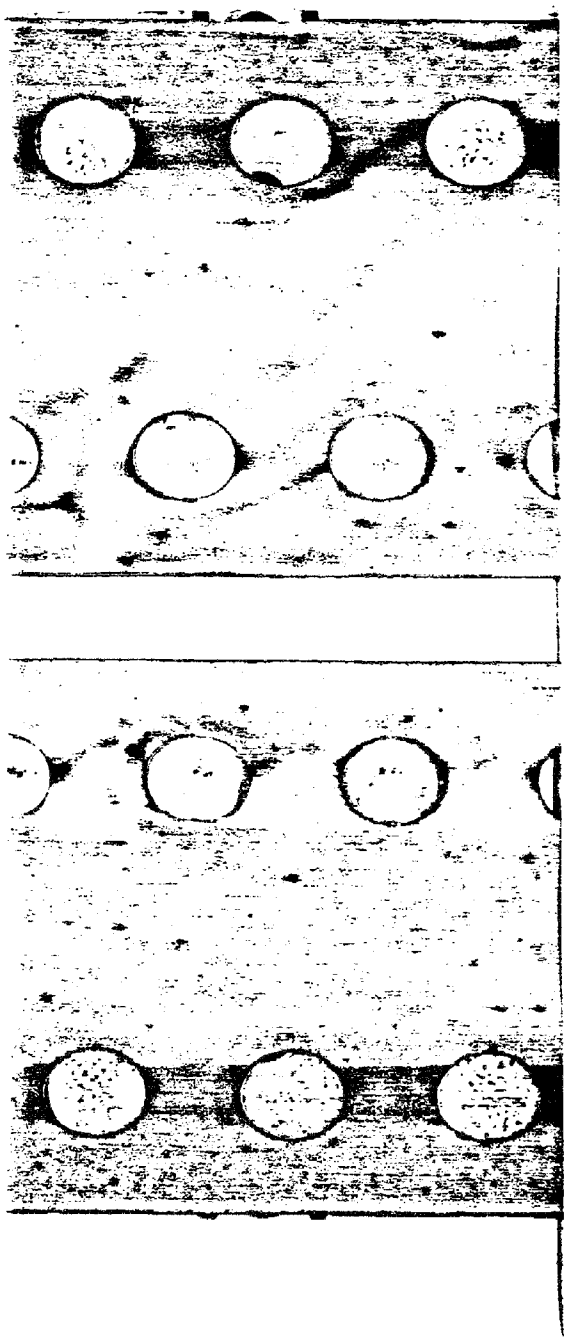
Thomas L. Cunningham
THOMAS L. CUNNINGHAM

Patricia Ann Cunningham
PATRICIA ANN CUNNINGHAM

Jerry L. Ryan
JERRY L. RYAN

Gladys Virginia Ryan
GLADYS VIRGINIA RYAN

1030 07/12 0101 03CHECK 75.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8396 PAGE 532

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 17000.00
				CON TX 62.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 75.90
				CHECK 75.90

07/12/91 01 09:19 0001 1030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30285

IDENTIFICATION REFERENCE

JUL 12 9 17 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 440054