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data\ryan.wd

Map 172-2 Group _____ Parcel 103.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
New Owner

New Owner:

William R. & Louise G. Ryan
481 Westcrest Drive
Nashville, TN 37211

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHILLIPS PARTNERS, a Tennessee General Partnership, Grantor(s), have bargained and sold and by these presents do transfer and convey unto WILLIAM R. RYAN and wife, LOUISE G. RYAN, Grantee, their heirs and assigns, the property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 48 on the plan of Myrtlewood, Section Nine, as shown on the plan of record in Book 6200, page 964, Register's Office for said County, to which reference is made for a more complete description, which is incorporated herein as if copied verbatim.
> Being a portion of the property conveyed to Phillips Partners by deed from William Hume Barr, Trustee, of record in Book 8167, page 467, said Register's Office.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND IT DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Subject to restrictive covenants of record in Book 8194, page 197; (2) Subject to all matters on the Plan of record in Plat Book 6200, page 964; (3) Subject to Deed of Conveyance for water and sewer of record in Book 8377, page 920; (4) Subject to easements to State of Tennessee, as set forth in instrument of record in Book 7950, page 227 and 230; (5) 1991 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND IT DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS its hand(s) on this the 14 day of August, 1991.

PHILLIPS PARTNERS, a Tennessee General Partnership

By: Betty P. Hagan
BETTY P. HAGAN, Partner

By: William B. Phillips
WILLIAM B. PHILLIPS

By: Samuel H. Hagan
SAMUEL H. HAGAN
Attorney in fact for
William B. Phillips

Samuel H. Hagan
SAMUEL H. HAGAN

Linda W. Phillips
LINDA W. PHILLIPS

By: Samuel H. Hagan
SAMUEL H. HAGAN
Attorney in fact for
Linda W. Phillips

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Marie A Sweeney, a Notary Public of said County, BETTY P. HAGAN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the general partner of Phillips Partners, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of Phillips Partners, a Tennessee General Partnership.

Witness my hand, at office in Franklin, this 14 day of August, 1991.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON)

Before me, Marie A. Sweeney, a Notary Public of the State and County aforesaid, personally appeared SAMUEL H. HAGAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Linda W. Phillips and is authorized by Linda W. Phillips to execute this instrument as her attorney-in-fact.

Witness my hand and seal, at office in Franklin, TN, this 14 day of August, 1991.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, SAMUEL H. HAGAN, the withiff named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Before me, Marie A. Sweeney, a Notary Public of the State and County aforesaid, personally appeared SAMUEL H. HAGAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for William B. Phillips who is a general partner of Phillips Partners (authorized to execute this instrument on behalf of Phillips Partners) and that Samuel H. Hagan is authorized by William B. Phillips to execute this instrument on behalf of William B. Phillips as his free act and deed as Partner of Phillips Partners.

Witness my hand and seal, at office in Franklin, TN, this ____ day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Five Thousand Dollars ($35,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X William R. Ryan
AFFIANT

Sworn to and subscribed before me this 19th day of August, 1991.

Kim D. Womack
NOTARY PUBLIC

My Commission Expires: 2-28-92

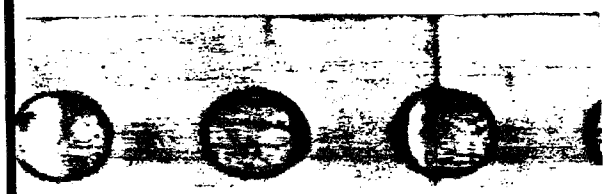
40254

IDENTIFICATION REFERENCE

AUG 20 11 10 AM '91

PICK-UP

08/20 0101 03CHECK 139.50



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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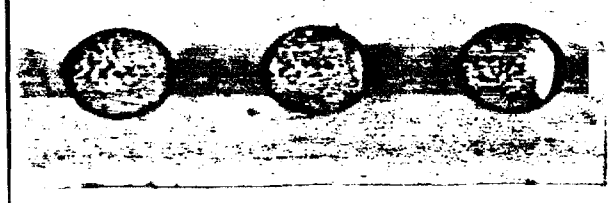
| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 35000.00 |
| CON TX | 129.50 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 139.50 |
| CHECK | 139.50 |

08/20/91 01 11:19 0001 4962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40254

IDENTIFICATION REFERENCE

AUG 20 11 18 AM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY TENN.

No. 451487