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

Address New Owner	Send Tax Bills To:	Map-Parcel No.:
Chuck Ryan P.O. Box 101271 Nashville, TN 37224	New Owner	Map 93-3 Parcel 27

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Charles Michael Ryan and Jonathan Patrick Ryan (tenants in common without the right of survivorship), the Grantors, do by these presents hereby quitclaim and convey unto Chuck Ryan (the Grantee), all of Grantors' 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 Grantors by Quitclaim Deed from Chuck Ryan, of record in Book 8276, Page 45, said Register's Office.
>
> This is improved property known as 806 Shelby Avenue, Nashville,Tennessee 37206.
>
> The foregoing description is the same as set forth in the previous deed of record, no boundary survey having been made in connection with this conveyance.

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 Grantors have executed this instrument on this the 20 day of February, 1992.

Charles Michael Ryan

Jonathan Patrick Ryan

88846

IDENTIF. TREFERENCE

MAR 3 8 31 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1992, before me personally appeared Charles Michael 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.

Marie E. Hood
Notary Public

My Commission Expires:

My Commission Expires [illegible] 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1992, before me personally appeared Jonathan Patrick Ryan to me known or proven to 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.

Marie E. Hood
Notary Public

My Commission expires:

_____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Charles M. Ryan
Affiant

Sworn to and subscribed before me this 24th day of February, 1992.

Marie E. Hood
Notary Public

My Commission Expires: My Commission Expires [illegible] 1994.

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6.00