Bcx 16

BOOK 8618 PAGE 549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 92

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES November 19, 1994.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
RICHARD F. BRYAN, UNMARRIED	ATLANTIC COAST MORTGAGE COMPANY	3D216785
(NAME) 2712 BLUEFIELD AVENUE	(NAME) 12700 FAIR LAKES CIRCLE, SUITE 400	96-1-93
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE , TN 37214	(STREET ADDRESS) FAIRFAX, VA 22033	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JANE A. MURPHY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD F. BRYAN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE MAP OF BLUEFIELDS, SECTION ONE, AS OF RECORD IN BOOK 843, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 16 FRONTS 100 FEET ON THE NORTHEASTERLY SIDE OF BLUEFIELD AVENUE AND RUNS BACK BETWEEN LINES, 319.5 FEET ON THE NORTHWESTERLY LINE AND 335.4 FEET (BY PREVIOUS DEED BUT 336.4 PER PLAT) ON THE SOUTHEASTERLY LINE, TO THE MARGIN OF THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY ON WHICH IT MEASURES 110 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM TERRILL MURPHY AND WIFE, JANE ALEXANDER MURPHY BY DEED FROM CHARLES W. GASKINS AND WIFE, CLARICE B. GASKINS OF RECORD IN BOOK 1554, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM TERRILL MURPHY DIED ON 08/18/77 IN DAVIDSON COUNTY, TENNESSEE.

THE SAID JANE ALEXANDER MURPHY BEING ONE AND THE SAME PERSON AS JANE A. MURPHY.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF JANE A. MURPHY OF RECORD IN BOOK 5991, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE AFFIDAVIT OF ATTORNEY-IN-FACT IS ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

SUBJECT TO AVIGATION EASEMENT AND CONTRACT GRANTED BY JANE ALEXANDER MURPHY TO METROPOLITAN AIRPORT AUTHORITY DATED APRIL 28, 1992.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved X unimproved property, known as 2712 BLUEFIELD AVENUE , NASHVILLE , TN , 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 27th day of April , 19 92

JANE A. MURPHY, UNMARRIED: Jane A. Murphy
BY WILLIAM W. DAVENPORT, HER ATTORNEY-IN-FACT By William W. Davenport Her Attorney-in-Fact

STATE OF TENNESSEE
County of

BOOK 861 PAGE 550

Personally appeared before me,

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 day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, WILLIAM W. DAVENPORT IN HIS CAPACITY AS ATTORNEY IN FACT BY AND FOR JANE A. MURPHY

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 of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of APRIL 19 92

Commission expires
11/19/94

W. K. GEORGAS, JR. Notary Public

07571

IDENTIFICATION REFERENCE

MAY 5 11 05 AM '92

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3676 05/05 0101 03CHECK 241.95

WARRANTY DEED

FROM

JANE A. MURPHY, UNMARRIED

TO

RICHARD F. BRYAN, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8618 PAGE 551

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	6.00
TOTAL	241.95
CHECK	241.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/05/92 01 11:06 0001 3676

0 7.5 7. 1

IDENTIFICATION REFERENCE

MAY 5 11 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 527945