FILE NO. 30192 FILE BOX "7"

BOOK 8663 PAGE 568

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/29/95
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William J. Ryan, Jr. (NAME) | Troy & Nichols, Inc. (NAME) | PART OF 133-6 |
| 220 Wheeler Avenue (ADDRESS) | P. O. Box 4025 (ADDRESS) | PARCEL 149 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Monroe, LA 71211-4025 (CITY) (STATE) (ZIP) | |

FOR AND 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, Robert Eric Jones, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Ryan, Jr. and wife, Belinda B. Ryan

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:

Being Lot No. 1 on the Re-Subdivision of Part of Lot 38 Hinchey Petway Property of record in Book 8250, page 100, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being part of the same property conveyed to Robert Eric Jones by deed from P. L. Severy and wife, Sarah M. Severy, of record in Book 8573, page 786, Register's Office, Davidson County, Tennessee.

23562

IDENTIF. REFERENCE

JUN 29 3 24 PM '92

FEE ... DAVIDSON COUNTY TN.

6035 06/29 0101 03CHECK 243.80

unimproved ( )
This is improved ( X ) property, known as 220 Wheeler Avenue, Nashville, TN 37211
(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 19th day of June, 19 92

Robert Eric Jones

Robert Eric Jones

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 Robert Eric Jones, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 1994.

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



**WARRANTY DEED**

**FROM**

Robert Eric Jones

**TO**

William J. Ryan, Jr. and wife, Belinda B. Ryan

**RETURN TO:**

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

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| | |
|---|---|
| CAMT | 64000.00 |
| MOR TX | 236.80 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 243.80 |
| CHECK | 243.80 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/92 01 15:24 0001 6035

23562

IDENTIF. TREFERENCE

JUN 29 3 24 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 545731