BOOK 8953 PAGE 62

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES: 3-23-96

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Chan McCullough, 700 Craighead St., Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James Faris	SAME	92-13-350
(NAME)	(NAME)	92-13-349
278 38th Avenue N.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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~~ XX I, Nancy M. Ryans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Faris, an unmarried person

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:

TRACT I: Land in Davidson County, Tennessee, being lot No. 118 on the plan of Hortense Place, as of record in Book 161, page 167, R.O.D.C., Tennessee. Said lot fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 151 feet more or less on the easterly line and 150 feet, more or less, on the westerly line to an alley.

Being the same property conveyed by James E. Owen to Nancy M. Ryans by deed of record in Book 885[illegible] page 489, R.O.D.C., Tennessee

TRACT II: Land in Davidson County, Tennessee, being Lot No. 117 on the Map of Hortense Place, as of record in Book 161, page 167, R.O.D.C. Said Lot No. 117 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back on the westerly line, 148 feet, more or less, and 150 feet, more or less, on the easterly line to an alley and shows 50 feet on said alley. Being the same property conveyed to Herbert Winford Bain and wife, Altie Mai Bain, by deed from the Hamerson Corporation of record in Book 3763, page 26, R.O.D.C.

This being the same property conveyed to Nancy Ryans by Araminta Williams by deed of record in Book 8906, page 275.

This property has never been the principal residence of Glenn Ryans.

2127.3

IDENTIFICATION REFERENCE

MAY 19 12 25 PM '93

REGISTER'S OFFICE DAVIDSON COUNTY, TN

4911 05/19 0101 03CHECK 156.26

unimproved X
This is improved X property known as 3311 Elkins Avenue, Nashville, TN 37209
3313 Elkins Avenue, Nashville, TN 37209
(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 10th day of May, 19 93

Nancy M. Ryans

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy M. Ryans

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 19 93

Commission Expires 3-23-96

Nancy M. Ryans
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

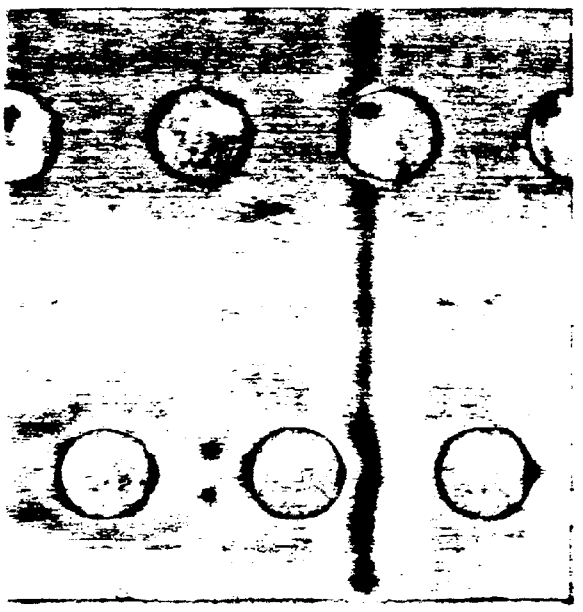
Nancy M. Ryans

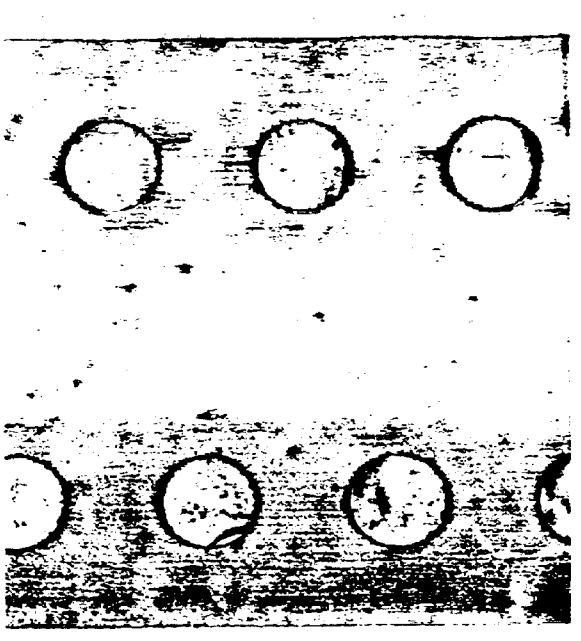
TO

James Faris

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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	39800.00
CON TX	147.26
PRFEE	1.00
MTGTX	8.00
TOTAL	156.26
CHECK	156.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/93 01 12:24 0001 4911

2127.3

IDENTIFICATION REFERENCE

MAY 19 12 25 PM '93

DAVIDSON COUNTY, TN

No. 652375