This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9062 PAGE 81

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
976 Murfreesboro Road
Nashville, Tennessee

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 120-1
PARCEL 62
02DA-56025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patty R. Krech, the daughter and only living heir of Thomas F. Ryan and Lorene W. Ryan, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 24 on the Map of Miro Meadows Subdivision, First Addition, of record in Book 1424, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas F. Ryan and wife, Lorene W. Ryan, by deed from Fidelity Homes, Inc. of record in Book 1762, Page 279, Register's Office for Davidson County, Tennessee. The parties having since died and the property is vested in Patty R. Krech, the daughter and only living heir.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Plat Book 1424, Page 106, and restrictive covenants of record in said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4292, Page 72, said Register's Office.

Taxes for 1993 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1223 Catina Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett Jr., unmarried, his heirs and assigns, forever; and I, Patty R. Krech, daughter and only living survivor or Thomas F. Ryan and Lorene W. Ryan, deceased, do covenant with the said Grantes that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of July, 1993.

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Patti R. Krech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patty R. Krech 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

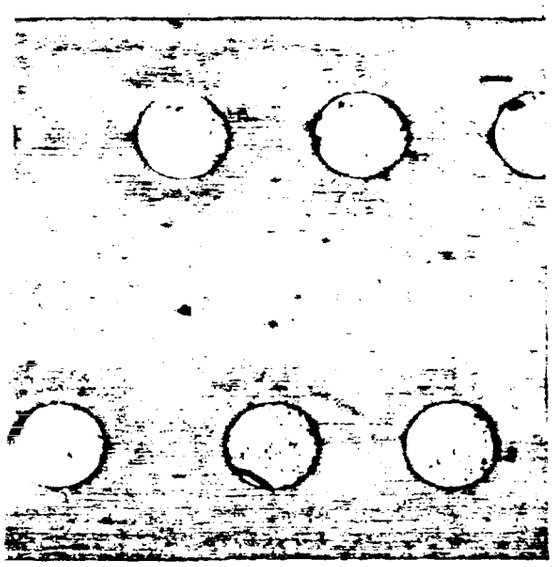
Subscribed and sworn to before me this 28 day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 1-27-96

57181
IDENTIF. & REFERENCE

93 AUG 30 AM 11:18
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
08/30/93	01			11:17 0001 537a

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57181
IDENTIF. ↑ REFERENCE

93 AUG 30 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691660