DO NOT PUBLISH BOOK 9146 PAGE 89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $945,000.00

K. Robinson Francis
Affiant

Subscribed and sworn to before me, this 8th day of November, 1993.

Notary Public

My Commission Expires: 11/23/94

This instrument prepared by:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
K. Robinson Francis 537 Jackson Blvd. Nashville, TN 37205	Margaretten & Company 155 Franklin Road Suite 350 Brentwood, TN 37027	130-2-172 BM06552

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOLLY ELIZABETH RYAN** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **K. ROBINSON FRANCIS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being lot No. 3 on the Plan of Windsor Acres, as of record in Book 3300, page 60, Register's Office for Davidson County.

Said Lot No. 3 fronts 189.0 feet on the westerly side of Jackson Boulevard and extends back 255 feet on the southerly line and 239.3 feet on the northerly line to a dead line which is a broken line, measuring 219 feet thereon.

Being the same property conveyed to Molly Elizabeth Ryan by deed from Chole F. Fort, unmarried, of record in Book 8323, page 617, Register's Office for said County.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 4445, page 941, Register's Office for said County.

2. Matters shown on the Plan of record in Book 3300, page 50, Register's Office for said County.

The said Patrick T. Ryan joins in this conveyance to convey any marital interest he may have.

This is improved property known as 537 Jackson Blvd., Belle Meade, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and she does covenant with the said Grantee that she is 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 does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 8th day of November, 1993.

MOLLY ELIZABETH RYAN

PATRICK T. RYAN

6278 11/09 0101 03CHECK 3505.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY ELIZABETH RYAN AND HUSBAND, PATRICK T. RYAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

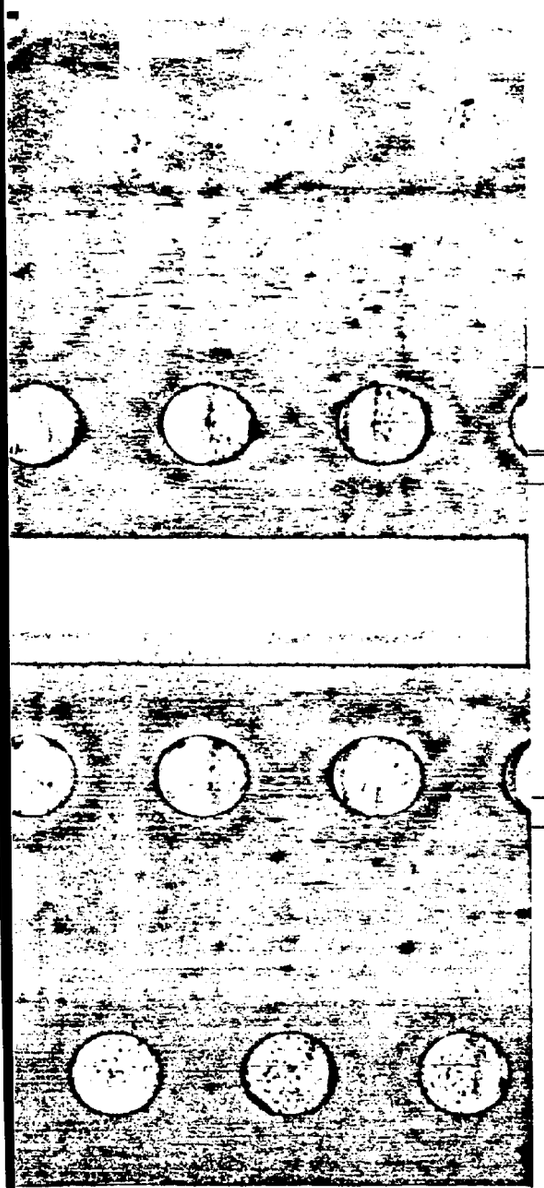
Witness my hand, at office, this 8th day of November, 1993.

Notary Public

My Commission Expires: July 23, 1994

83772
IDENTIFICATION REFERENCE

93 NOV -9 PM 2:00
FELIX Z. WILSON II 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	945000.00
			CON TX	3496.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	3505.40
			CHECK	3505.40
11/09/93	01		14:00 0001	6278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83772
IDENTIFICATION REFERENCE

93 NOV -9 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 720084