File 12301 File box 38 (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9276 PAGE 12

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD F. BRYAN	New Owner	Map 160-6
(NAME)	(NAME)	
5315 Franklin Road		Parcel 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220		F.B. OH5490
(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, BERNARD C. STRAWN AND WIFE, JANICE B. STRAWN

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 SUCCESSORS, 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. 190 on the Plan of Section One Oak Hill Estates, as of record in Plat Book 3700, pages 118-120, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bernard C. Strawn and wife, Janice B. Strawn by deed from William W. Downey, unmarried of record in Book 6868, page 833, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 7464, page 181; and (3) All matters appearing on the Plan of record in Plat Book 3700, pages 118-120, said Register's Office.

26753
IDENTIFICATION REFERENCE

94 MAR 11 AM 11:50
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0673 03/11 0101 03CHECK 1008.00

unimproved ( )
This is improved (XX) property, known as 5315 Franklin Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of March, 19 94

BERNARD C. STRAWN

JANICE B. STRAWN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9276 PAGE 13

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNARD C. STRAWN AND WIFE, JANICE B. STRAWN 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 1st day of March, 19 94.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 270,000.00

Richard F. Bryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 19 94.

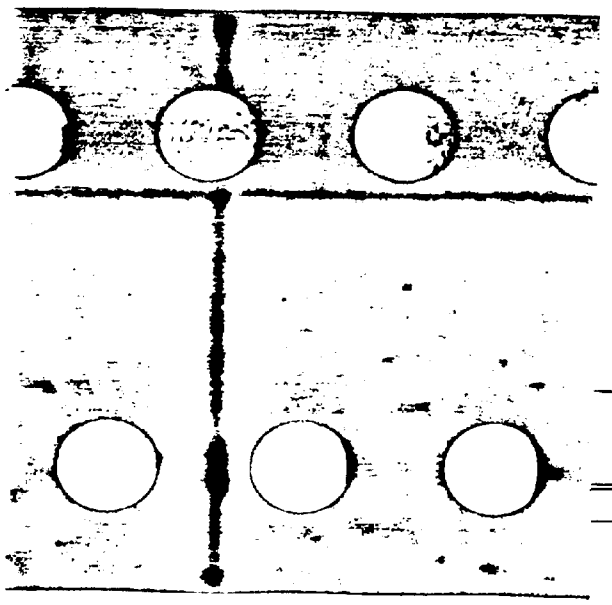
MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)
Notary Public

WARRANTY DEED

FROM
BERNARD C. STRAWN AND WIFE,
JANICE B. STRAWN

TO
RICHARD F. BRYAN AND VERNICE M.
BRYAN AND WIFE, OAKLEY W. BRYAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0928



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

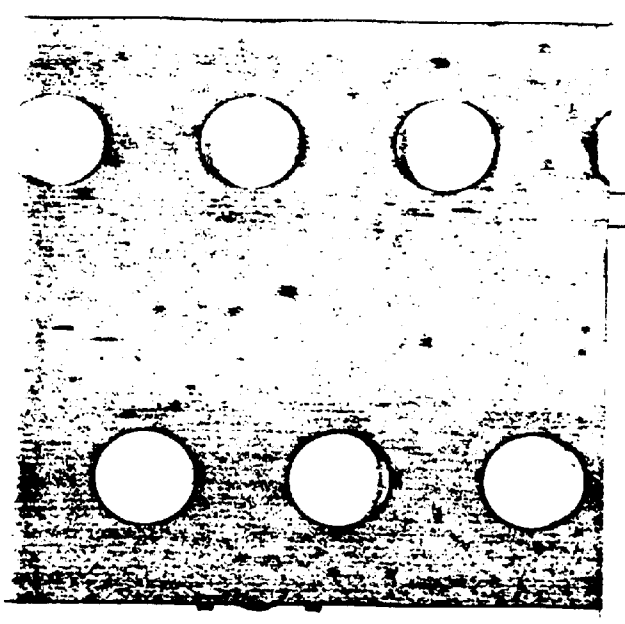
FOR _____

BOOK 9276 PAGE 14

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
270000.00
CON TX 999.00
PRFEE 1.00
WDEED 8.00
TOTAL 1008.00
CHECK 1008.00
03/11/94 01 11:50 0001 0673



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26753
IDENTIFICATION REFERENCE

94 MAR 11 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 766060