27868

IDENTIFICATION REFERENCE

WARRANTY DEED

94 MAR 15 AM 10:45

FELIX REGISTER
DAVIDSON COUNTY, TN.

25-4
117

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered as of the **7th** day of **March, 1994** by and between 1078 12:45 9101 03CHECK 468.92

SPECIALTY BUILDERS, INC. , a STATE OF TENNESSEE corporation,

hereinafter referred to as Grantor, and

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RONALD L. RYAN, AND WIFE,, and JENNIFER A. RYAN .

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF FRANKLIN HEIGHTS, PHASE I - SECTION 2, OF RECORD IN BOOK 6900, PAGE 856, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SPECIALITY BUILDERS, INC., A TENNESSEE CORPORATION BY DEED FROM ESSEX DEVELOPMENTS, A TENNESSEE PARTNERSHIP, OF RECORD IN BOOK 9140, PAGE 279, SAID REGISTRAR OFFICE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS ON PLAN OF RECORD IN BOOK 6900, PAGE 856, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

SPECIALTY BUILDERS, INC.

Richard Usleton

RICHARD USLETON PRESIDENT

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared RICHARD USLETON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT of the SPECIALTY BUILDERS, INC., the within named bargainor, a corporation, and the he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PRESIDENT.

Witness my hand, at office, in NASHVILLE, TENNESSEE', this 7th day of March, 1994.

Notary Public

Commission Expiration: 2-11-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$124,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

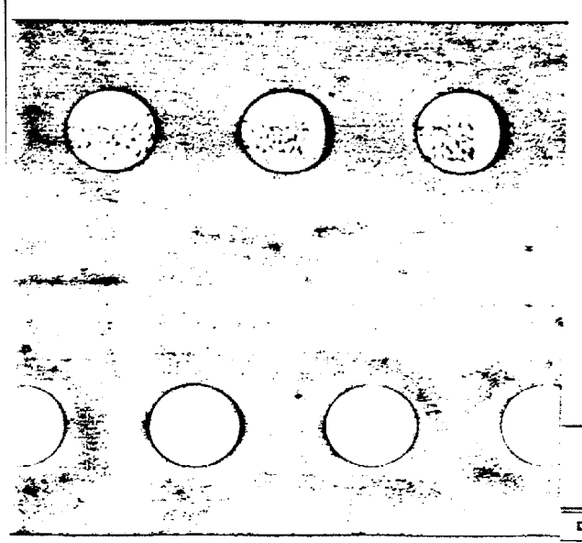
Affiant

Subscribed and sworn to before me this **7th** day of **March, 1994.**

Notary Public

Commission Expiration: 2-11-95

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	PNC MORTGAGE CORP. OF AMERICA 440 N. Fairway Drive Vernon Hills, IL 60061	314 MCCOIN DRIVE GOODLETTSVILLE, TN. 37072 MAP PARCEL NUMBER



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

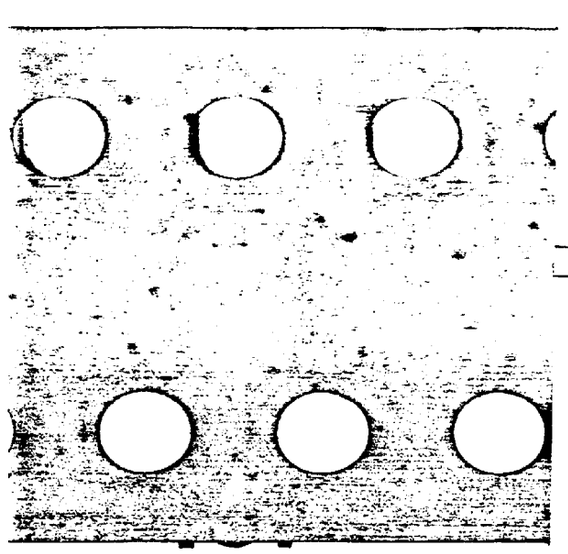
RECEIVED OF _____

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	124300.00
			CON TX	459.91
			PRFEE	1.00
			WDEED	8.00
			TOTAL	468.91
			CHECK	468.91
03/15/94	01		10:44 0001	1878



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27868
IDENTIF. & REFERENCE

94 MAR 15 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 767250