BOOK 9331 PAGE 55

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Bryant M. Feary et ux (NAME)	Bryan M. Feary (NAME)	162-6 - 224
259 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	259 Townes Drive - unit B (STREET ADDRESS)	
Nashville, TN 37211-6193 (CITY) (STATE) (ZIP)	Nashville, TN 37211-6193 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other good and valuable considerations ---------- *Dollars,*

1103 05/03 0101 03CHECK 105.57

I, Nicky A. Formosa

have this day bargained and sold, and do hereby transfer and convey unto the said Bryan M. Feary and wife, Mary A. Feary

my undivided one third interest to Bryan M. Feary and wife, Mary A. Feary

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 123, Fair Oaks subdivision as of record in book 4460, pages 52 and 53, Register's Office for Davidson County, Tennessee.

The said Grantees, Bryan M. Feary and wife, Mary A. Feary join in this conveyance as they are assuming the unpaid balance of a First Deed of Trust payable to Mellon Bank of Houston, TX and they hereby agree to pay said unpaid balance as it becomes due and payable.

45488
IDENTIF. ↑ REFERENCE

94 MAY -3 AM 9:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May 1994.
Deputy Register

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1.00

Subscribed and sworn to before me this the 30th *day of* April, 1994

Affiant

My commission expires: Jan 22-1995 *(Affix Seal)*

Notary Public

unimproved ( )

This is improved (X) property, known as 259 Townes Drive *(House Number)* *(Street)* *P.O. Address:* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, 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 our hands this 30th *day of* April, *1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nicky A. Formosa

Bryant M. Feary
Bryan M Feary

Mary A. Feary

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9331 PAGE 56

Personally appeared before me Tony Formosa, *a Notary Public in and for said County and State* Nicky A. Formosa, Bryan M. Feary and Mary A. Feary

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

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* April, *19* 94.

Tony Formosa *Notary Public*

Commission expires Jan 22-1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

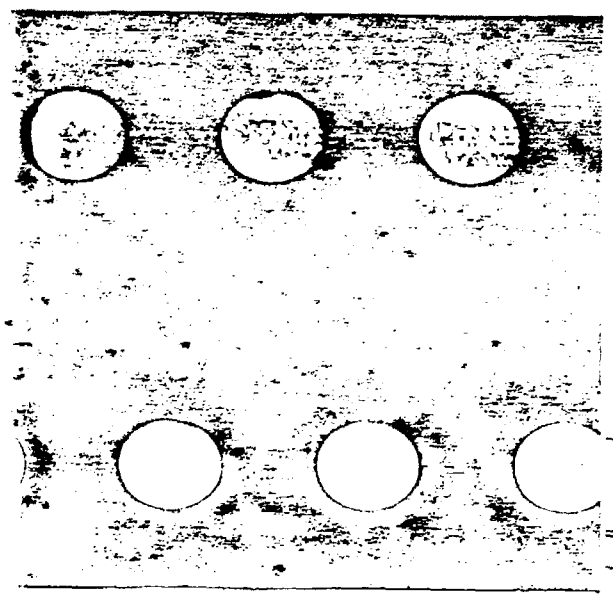
Commission expires _____

WARRANTY DEED

FROM
Nicky A. Formosa

TO
Bryan M. Feary et ux

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

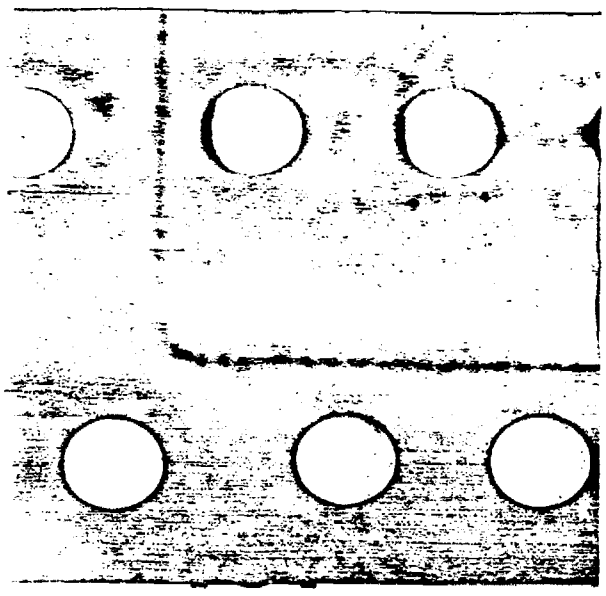
RECEIVED OF _____

FOR _____

BOOK 9331 PAGE 57

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
			CHMT	26100.00
			CON TX	96.57
			PRFEE	1.00
			WDEED	8.00
			TOTAL	105.57
			CHECK	105.57
05/03/94	01	09:38	0001	1105



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45488
IDENTIF. ↑ REFERENCE

94 MAY -3 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786194