PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35645)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 230000.00

Donald B. Van Ryen
Affiant

Sworn and subscribed before me this 31st day of August, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Donald B. Van Ryen Cynthia K. Van Ryen 9127 Highway 100 Nashville, TN 37221	Norwest Mortgage, Inc. P. O. Box 5137 Des Moines, IA 50306-5137	part of 168-00-070

4940 09/02 0101 03CHECK 360.00

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, the undersigned **Ronald C. Harris and spouse, Claynita S. Harris,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald B. Van Ryen and spouse, Cynthia K. Van Ryen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in the 2nd Civil District of Davidson County, Tennessee and described according to a boundary survey of the Ronald C. Harris Property by Tomlin and Associates, Tennessee Land Surveyor No. 383, dated May 31, 1994, Job No. 94033 described as follows:

BEGINNING at a point on the southeasterly margin of the Memphis-Bristol Highway, (Highway 100), said point being located at a found iron pin, said pin being located on the northwesterly corner of the Horace Sullivan Subdivision of record in Plat Book 5210, page 18, said Register's Office; thence leaving said Highway south 1° 56' 10" East 270 feet to an iron pin on the westerly line of said Horace Sullivan Subdivision; thence South 01° 53' 59" East 166.76 feet to an iron pin; thence with the northerly line of the Ronald C. Harris Tract (Book 6330, page 346, said Register's Office) North 83° 11' 20" West 336.74 feet to an iron pin set; thence South 80° 03' 47" West 223.06 feet to an iron pin set; thence North 13° 25' 48" West 305.03 feet to an iron pin set located on said Highway; thence with the said southeasterly margin of said Highway North 77° 13' 27" East a distance of 629.78 feet to the point of beginning.

BEING part of the same property conveyed to Ronald C. Harris and wife, Claynita Smith Harris by deed from Metropolitan Federal Savings and Loan Association of record in Book 6330, page 346, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Billy Carl Tomlin , Tennessee Surveyor license no. 383, dated May 31, 1994, File/Job no. 94033.

This is improved property, known as: 9127 Highway 100, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 1994.

94 SEP -2 PM 1:47
DAVIDSON COUNTY, TN.

87666

IDENTIF. & REFERENCE

Ronald C. Harris
Ronald C. Harris

Claynita S. Harris
Claynita S. Harris

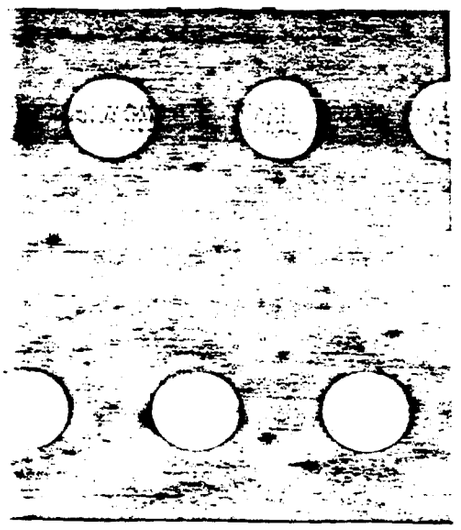
State of Tennessee
County of Davidson

On this 31st day of August, 1994, before me the undersigned authority, personally appeared **Ronald C. Harris** and **Claynita S. Harris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public



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

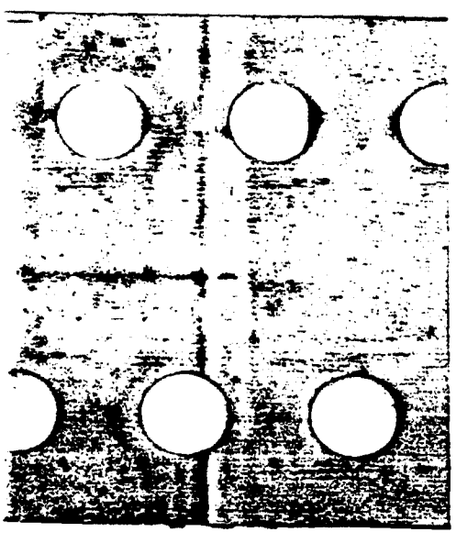
RECEIVED OF _____

FOR _____

BOOK 9455 PAGE 691

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 230000.00
CON TX 851.00
PRFEE 1.00
[illegible] 8.00
TOTAL 860.00
CHECK 860.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 13:45 0001 4940

94 SEP -2 PM 1:47

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

87666
IDENTIF. # REFERENCE

No. 831313