BOOK 9502PG662

319065

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Molly Elizabeth Ryan 227 Deer Park Drive Nashville, TN 37205	Same	116-14-84

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, W. LUCAS SIMONS, JR. and wife, SUSAN W. SIMONS ("Grantors") have bargained and sold, and by these presents transfer and convey unto MOLLY ELIZABETH RYAN ("Grantee"), heir heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 227 Deer Park Drive, Nashville, Tennessee.

Said property is conveyed subject to restrictions as contained in Book 840, page 520, Register's Office for Davidson County, Tennessee, as modified in Book 840, page 599, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, heir heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 24th day of October, 1994.

W. Lucas Simons Jr.
W. LUCAS SIMONS, JR.

Susan W. Simons
SUSAN W. SIMONS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, W. Lucas Simons, Jr. and Susan W. Simons, with whom I am personally

acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 1994.

Notary Public

My Commission Expires:

3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,000,000.

Affiant

Sworn to and subscribed before me this 24th day of October, 1994.

Notary Public

My Commission Expires:

7/27/96

03058
IDENTIF. & REFERENCE

94 OCT 26 PM 3:34

DAVIDSON COUNTY, TN.

1575 10/26 0101 03CHECK 3713.00

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 1 and the westerly part of Lot No. 3, on the Plan showing a subdivision of a part of the Thomas F. Swords' Home Place, as of record in Book 547, page 160, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

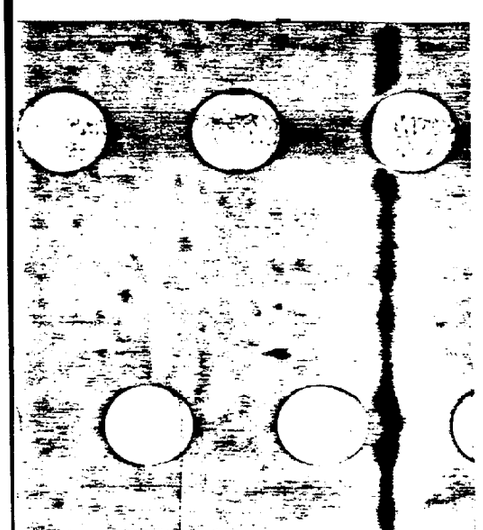
BEGINNING on the southeast corner of Deer Park Drive and Bellevue Drive East, being the northwest corner of Lot No. 1, and running thence in a southeasterly direction 175 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, in a southwesterly direction 304.5 feet to the northerly line of Lot No. 3 on said plan, being the northwest corner of that part of said Lot No. 3 conveyed to Clark Hutton and wife, Margaret Hutton, by deed from Thomas F. Swords and wife, Nellie Swords, dated November 12, 1929, and of record in Book 846, page 280, Register's Office for Davidson County, Tennessee; thence with said Hutton's westerly line, in a southerly direction 158.3 feet to the South line of said Lot No. 3; thence with said line in a westerly direction 77-1/2 feet to the easterly margin of Bellevue Drive East, and thence with the easterly margin of said Drive, in a northerly direction 487 feet to the beginning.

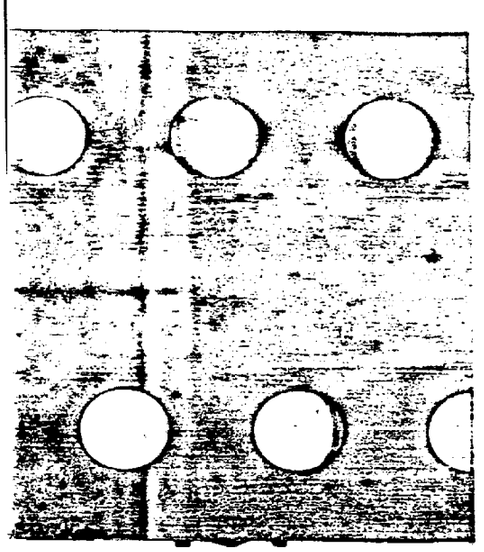
BEING the same property conveyed to W. Lucas Simons, Jr. and wife, Susan W. Simons, by Deed of Record in Book 4484, page 108, Register's Office for Davidson County, Tennessee. The foregoing descriptions is the same as in said deed.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9502PG665

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
1000000.00
CON TX 3700.00
PRFEE 1.00
MTGFEE 12.00
TOTAL 3713.00
CHECK 3713.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/94 01 15:33 0001 1675

03058
IDENTIF. & REFERENCE

94 OCT 26 PM 3:34
REGISTER
DAVIDSON COUNTY, TN.

No. 847822