Return to Box #23
THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL (RDB)
A Professional Corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: John R. Burch (GRANTOR)

TO: Ralph E. Bryan (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Ralph E. Bryan	Ralph E. Bryan	
Unit C-2	3605 Bowlingate Lane	117-11-B
3600 Hillsboro Road	Nashville, TN 37215	Parcel 34
Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, **John R. Burch**, has bargained and sold and does hereby bargain, sell, convey, transfer and confirm unto GRANTEE, **Ralph E. Bryan**, his heirs and assigns, his undivided one-half interest in and to the following described tract of land in Davidson County, Tennessee

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-2, Parcel No. 34, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Burch and Ralph E. Bryan as joint tenants in common of record in Book 5573, Page 670, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, page 338, said Register's Office, and a Deed of Correction in Book 5553, page 336, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

This is improved property known as Unit C-2, 3600 Hillsboro Road, Nashville, Tennessee 37212.

The above description is identical to that contained in the prior deed of record on this property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said GRANTEE, his heirs and assigns in fee simple forever.

GRANTOR does hereby covenant with the said GRANTEE that he will warrant and defend the title and quiet possession thereto against the lawful claims of all persons claiming by, through or under him, but not further or otherwise.

EXECUTED this 3rd day of January, 1995.

GRANTOR:

John R. Burch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the said John R. Burch, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument Special Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, on this the 3rd day of January, 1995.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $ 16,000.00.

Ralph E. Bryan
AFFIANT

Subscribed and sworn to before me this 3rd day of January, 1995.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

23722
IDENTIF. ↑ REFERENCE

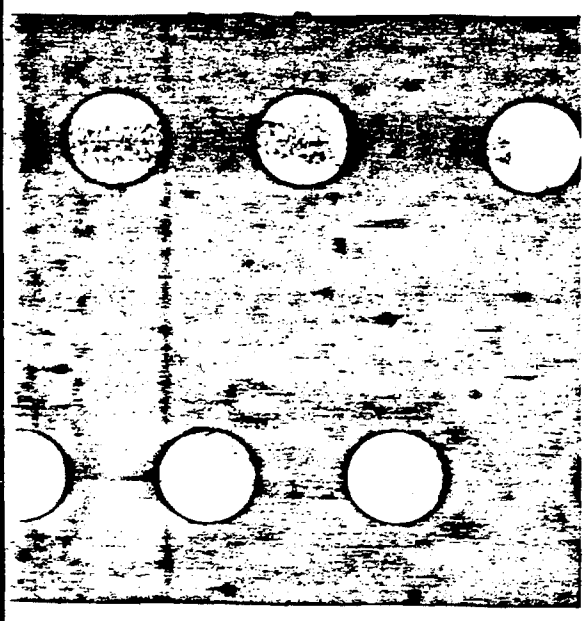
95 JAN -9 AM 9:37
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CARRUTHERS

N RDB77859 V1

0201 01/09 0101 03CHECK 68.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

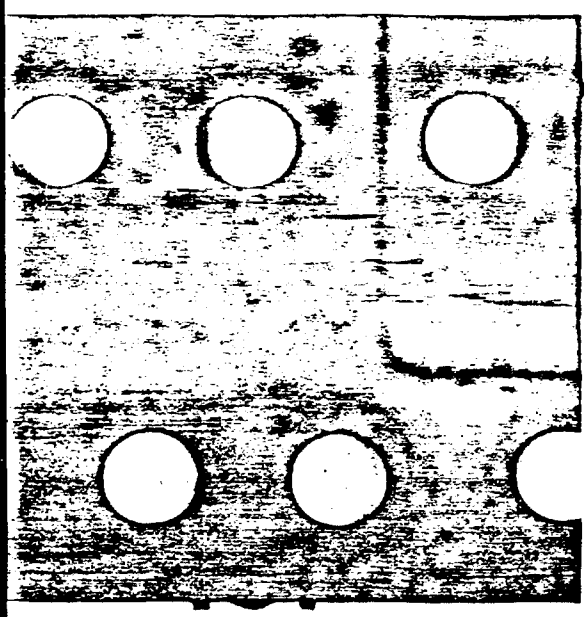
BOOK 9566 PG 799

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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 8.00
TOTAL 68.20
CHECK 68.20

01/09/95 01 09:36 0001 0201



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23722
IDENTIF. ↑ REFERENCE

95 JAN -9 AM 9:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 870062