ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Kevin Ryan	Sierra Western Mortgage Company	MAP and PARCEL
	Attn: Tax Dept.	
2319 Modena Drive	4851 LBJ Freeway #506	084-11-0-185.00 JK
Nashville, TN 37214	Dallas, TX 75244	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, , Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Arnold Gibson, Jr. and Gladys E. Gibson, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kevin Ryan, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 200-A on the Plan of Maplecrest, being a Resubdivision of Lots 197, 198, 199, 200, 201 and 202, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, said resubdivision being of record in Book 2022, Page 247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Arnold Gibson, Jr. and wife, Gladys E. Gibson by deed from Robert C. Alexander and wife, Sue E. Alexander of record in Book 7674, Page 800, Register's Office, Davidson County, Tennessee.

This is property with a common address of 2319 Modena Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1835, Pages 27 and 28, as resubdivided in Book 2022, Page 247, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $75,500.00

Kevin Ryan
Affiant

Subscribed and sworn before me this 12th day of January, 1995.

Dawn Eubanks
Notary Public

My Commission Expires: 1/24/98

DAVIDSON COUNTY NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **12th** day of **January, 1995**.

Arnold Gibson Jr.
Arnold Gibson, Jr.

Gladys E Gibson
Gladys E. Gibson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Arnold Gibson, Jr. and Gladys E. Gibson, husband and wife** , with whom I am personally acquainted, or who 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 **12th** day of **January, 1995**.

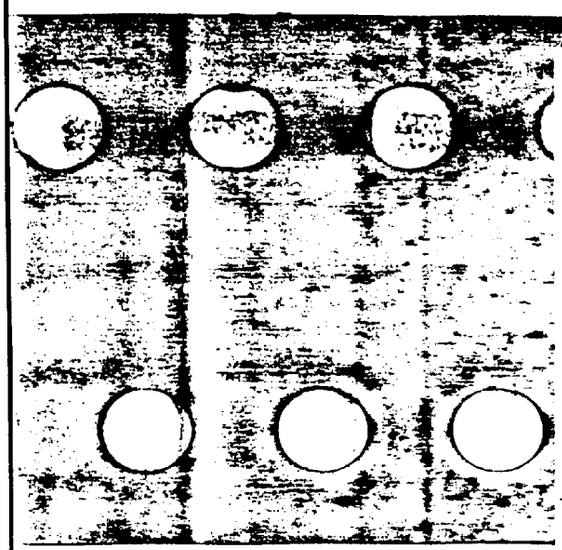
Dawn Eubanks
Notary Public
My Commission Expires:

File No. 9501-008

25960
IDENTIFICATION REFERENCE

95 JAN 17 PM 3:53

2695 01/17 1101 03CHECK 288.35



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

RECEIVED OF _____

FOR _____

BOOK 9572 PG 802

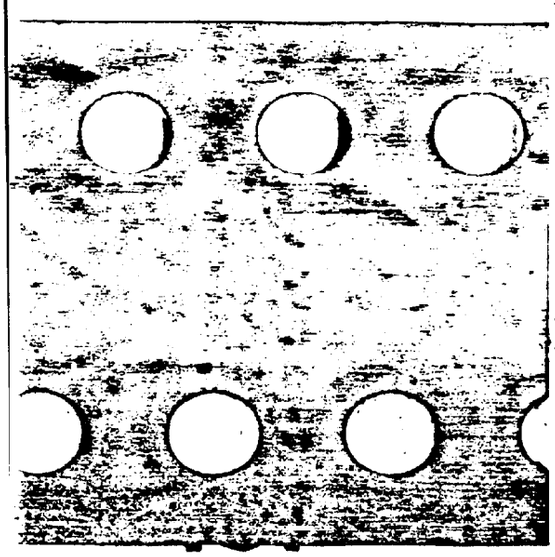
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

01/17/95 01 15:53 0001 2685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25960
IDENTIFICATION REFERENCE

95 JAN 17 PM 3:54
REGISTER
DAVIDSON COUNTY, TN.

No. 872518