BOOK 9608 PG 716 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES 1-27-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES U. RUST IV	New Owner	Map 34-13
c/o R & R RANCH (NAME)	(NAME)	Parcels 110 and
3410 HOBSON PIKE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	112
HERMITAGE, TN 37076 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE CHUCK RYAN (UNMARRIED)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES U. RUST IV (MARRIED)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 20 and 22, Block B on the Plan of Eastlawn, of record in Book 547, page 153, and 154, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 68 feet on the southerly margin of Wellworth Street and extends back 177.34 feet on the westerly line and 149.00 feet on the easterly line to a line in the rear measuring 73.60 feet thereon.

Said Lot No. 22 fronts 50 feet on the southerly margin of Wellworth Street and extends back 128.32 feet on the westerly line and 107.66 feet on the easterly line to a line in the rear measuring 54.10 feet thereon.

Being the same property conveyed to Chuck Ryan, by deed from Charles Michael Ryan and Jonathan Patrick Ryan (tenants in common without the right of survivorship), of record in Book 8564, page 43, Register's Office for Davidson County, Tennessee.

The above description is the same as contained in the previous deed of record, no boundary survey having been made in conjunction with this conveyance.

This conveyance is specifically subject to a lien created in the Deed of Trust from Chuck Ryan to Joseph B. Pitt, Jr., Trustee, of record in Book 7644, Page 874, said Register's Office, which the Grantee assumes and agrees to pay. Seller warrants the unpaid principal balance of said indebtedness to be $62,580.41, and interest to be paid to date.

This is (unimproved / improved X) property, known as 162/164 and 172/174 Wellworth Drive, Nashville, Tennessee
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 1st day of March, 1995

Chuck Ryan
CHUCK RYAN

BOOK 9608 PG 717

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Arthur K. Lowen, a Notary Public in and for said County and State, the within named CHUCK RYAN

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1995.

ARTHUR K. LOWEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expires 7-7-96

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CHUCK RYAN

TO

JAMES U. RUST IV

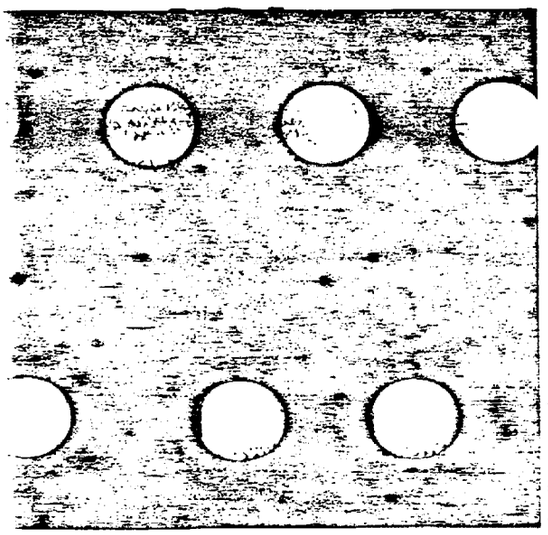
6515 03/02 0101 03CHECK 268.00

95 MAR -2 AM 10:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

38561

IDENTIF. ← REFERENCE



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

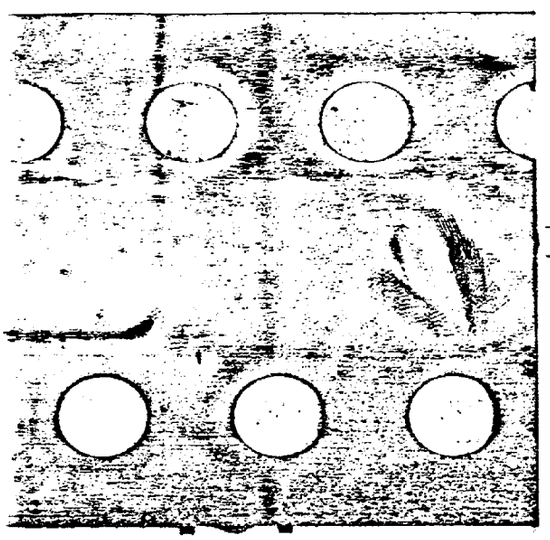
RECEIVED OF _____

FOR _____

BOOK 9608 PG 718

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

03/02/95 01 10:03 0001 6515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38561
IDENTIF. # REFERENCE

95 MAR -2 AM 10:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886169