Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

BOOK 9610 PG 565

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry C. Faircloth	First Bank & Trust	124-00-0
(NAME) 6151 South Mt. Juliet Road	(NAME) 1691 North Mt. Juliet Road	056
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet, TN 37122	4D 23179
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Patrick J. Ryan and wife, Cynthia L. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry C. Faircloth and wife, Mary Heather Faircloth

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 the 4th Civil District, Davidson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee Licensed Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows:

Beginning at a point in the westerly margin of South Mt. Juliet Road, said point being 450 feet generally South as measured along South Mt. Juliet Road from the southeast corner of property conveyed to Co-op Properties, Inc. in Deed Book 365, Page 314, Register's Office for Wilson County, Tennessee; thence with the westerly margin of South Mt. Juliet Road South 3 deg. 08' West 200 feet to a point; thence leaving South Mt. Juliet Road 83 deg. 05' West 1,114.37 feet to a point; thence North 4 deg. 19' East 200 feet to a point; thence North 83 deg. 03' 1,110.31 feet to the point in beginning, containing 5.03 acres.

Being the same property conveyed to Patrick L. Ryan and wife, Cynthia L. Ryan by deed of record in Book 7998, Page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Patrick J. Ryan and wife, Cynthia L. Ryan by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9610, Page 563, in the Register's Office for Davidson County, Tennessee.

Patrick J. Ryan and Patrick L. Ryan being one and the same person.

unimproved ( )
This is improved (XX) property, known as 6151 South Mt. Juliet Road, Hermitage, TN 37076
(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 our hands this 28th day of February, 1995

Patrick J. Ryan — Cynthia L. Ryan

By: attorney in fact — By: attorney-in-fact
Terry DeSelms, Attorney-in-Fact — Terry DeSelms, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick J. Ryan and wife, Cynthia L. Ryan

the bargainor s, with whom I am personally acquainted or 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 Antioch, Tennessee, this 28th day of February 19 95.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

BOOK 9610 PG 566

On this February 28, 1995 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Patrick J. Ryan and wife, Cynthia L. Ryan, and acknowledged that he executed the same as the free act and deed of the said Patrick J. Ryan and wife, Cynthia L. Ryan, through Power of Attorney granted him by the said Patrick J. Ryan and wife, Cynthia L. Ryan.

Commission Expires:10-9-95

Notary Public

7108 03/03 0101 03CHECK 401.20

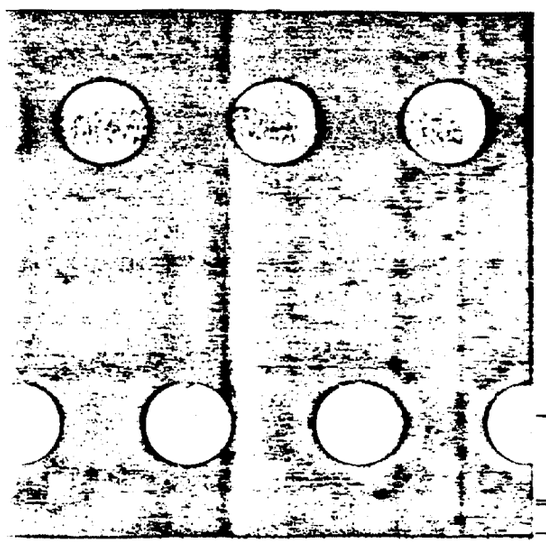
39114

IDENTIF. # REFERENCE

95 MAR -3 AM 10:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC



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

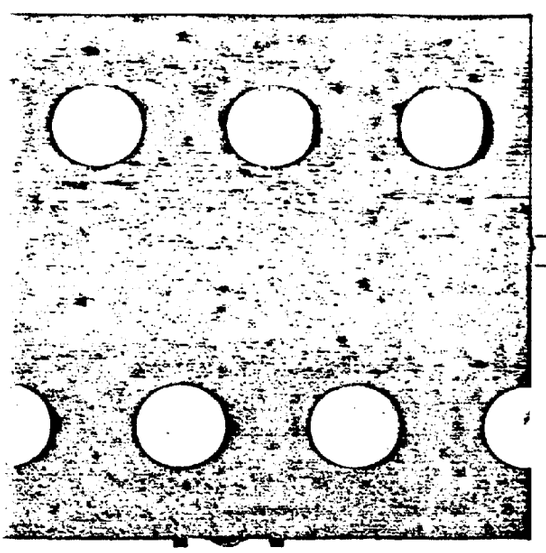
RECEIVED OF _____

FOR _____

BOOK 9610 PG 567

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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 401.20

03/03/95 01 10:21 0001 7108

39114
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886757