BOOK 9667 PG 83

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF May 19 95.

Notary Public

MY COMMISSION EXPIRES: 4-7-97

(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 and Barbara Greene	New Owner	Map 93-4
(NAME) c/o R & R. Ranch	(NAME)	Parcel 27
3410 Hobson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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 AND BARBARA GREEN (AS TENANTS IN COMMON, WITHOUT RIGHT OF SURVIVORSHIP)

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 Lot No. 248 on the Plan of Williams' Second Addition to Edgefield, of record in Book 21, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 248 fronts 50 feet on Shelby Avenue and runs back 175 feet between parallel lines to a dead line on the rear, of which it measures 50 feet.

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 41, Register's Office of Davidson County, Tennessee.

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

This is (unimproved / X improved) property, known as 806 SHELBY AVENUE (House Number / Street) NASHVILLE, TENNESSEE (P O Address / City or Town) 37206 (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 5th day of May, 19 95

Chuck Ryan

CHUCK RYAN

BOOK 9667 PG 84

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, E. Sue Lyle, a Notary Public in and for said County and State, the within named Chuck Dyer

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 5th day of May, 1995.

E Sue Lyle Notary Public

Commission Expires 7/24/96

NOTARY PUBLIC

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

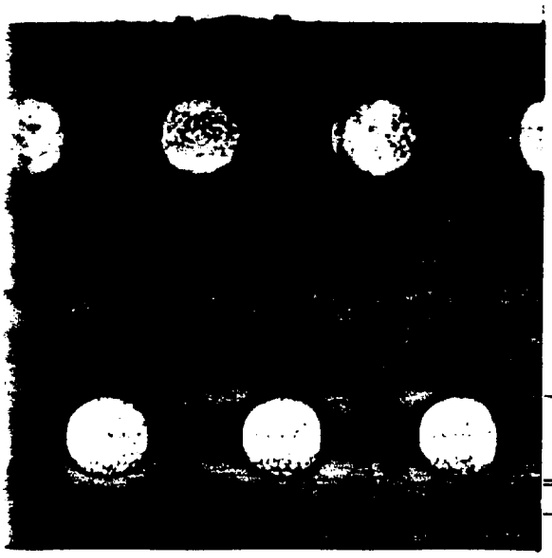
TO

95 MAY -9 AM 8:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

58823
IDENTIF. # REFERENCE

8841 05/09 0101 CKCHECK 249.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

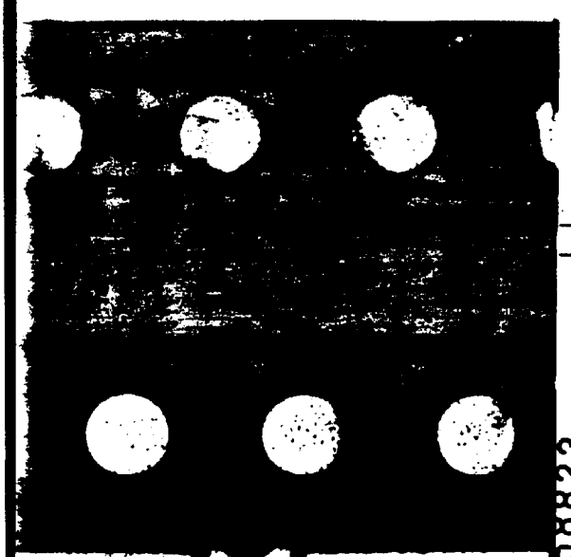
RECEIVED OF _____

FOR _____

BOOK 9667 PG 85

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	65000.00
CON TX	240.50
PRFEE	1.00
MDEED	8.00
TOTAL	249.50
CHECK	249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/95 01 08:47 0001 8841

38823

IDENTIF. ↑ REFERENCE

95 MAY -9 AM 8:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908243