FORM NO WD-1

BOOK 9672 PG 683

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

James Faris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 1995

Notary Public

MY COMMISSION EXPIRES September 24, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Chan McCullough, 700 Craighead St., Ste 103, Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Nancy M. Ryans (NAME)	SAME (NAME)	92-13-350
700 Craighead St. Ste 103 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-13-349
Nashville, TN 37204 (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~~ I, James Faris, a single person

Quitclaim and

~~HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND~~ BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy M. Ryans, all my interest in

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

TRACT I: Land in Davidson County, TN, being lot No. 118 on the plan of Hortense Place, as of record in Book 161, R.O.D.C., TN Said lot fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 151 feet more or less on the easterly line and 150 feet, more or less, on the westerly line to an alley.

Being the same property conveyed to James Faris by deed from Nancy M. Ryans of record in Book 8953, page 62, R.O.D.C.

TRACT II: Land in Davidson County, TN, being Lot No. 117 on the Map of Hortense Place, as of record in Book 161, page 167, R.O.D.C. Said Lot No. 117 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back on the westerly line, 148 feet, more or less, and 150 feet, more or less, on the easterly line to an alley and shows 50 feet on said alley. Being the same property conveyed to Herbert Winford Bain and wife, Altie Mai Bain by deed from the Hamerson Corporation of record in Book 3763, page 26, R.O.D.C.

Being the same property conveyed to James Faris by deed from Nancy M. Ryans of record in Book 8953, page 62, R.O.D.C.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3311 Unimproved
3313 Improved

unimproved ( ) this is improved ( ) property, known as 3311 & 3313 Elkins Avenue Nashville, TN 37209
(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 8th day of May, 1995

James Faris

STATE OF TENNESSEE
Davidson County

BOOK 9672 PG 684

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Faris

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 12th day of May, 1995.

Notary Public

Commission Expires September 26, 1998

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 _____

QUITCLAIM DEED
WARRANTY DEED

FROM
JAMES FARIS

TO
NANCY M. RYANS

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

61085

IDENTIFICATION REFERENCE

95 MAY 16 AM 9:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1374 05/16 0101 03CHECK 8.00

2728 BCPX