9733:179

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Larry Dale Ryman and wife
Gay Ryman
316 McArther Drive
Madison, TN 37115

This instrument prepared by:
Timothy D. Ferguson
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
43-7-27 & 43-7-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHAWN D. SHOWALTER and wife, KIMBERLY K. SHOWALTER, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to LARRY DALE RYMAN and wife, GAY RYMAN, as tenants by the entirety, hereinafter called the GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 134 and 135 on the unrecorded Map of Section 1, Anderson Estates, being a re-subdivision of Tracts Nos. 1 and 13 of the Anderson Tract, of record in Book 1130, Page 37, Register's Office for said County, and described according to an unregistered copy of a survey thereof made by Anderson & Gee, Surveyors, August 5, 1946, as follows:

BEGINNING at a point in the west margin of McArther Drive, the corner of Lots 135 and 136; thence with the line between said lots, westerly 150 feet to a point, a corner of Lot 146; thence along the rear lines of Lots 146 and 148 and Lots 134 and 135, southerly 100 feet to a point, a corner of Lots 133 and 149; thence with the line between Lots 133 and 134, easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to Shawn D. Showalter and wife, Kimberly K. Showalter from Lucille McKinney, unmarried, of record in Book 7693, Page 305, Register's Office for Davidson County, Tennessee.

This is improved property known as 316 McArther Drive, Madison,TN 37115.

As part of the consideration for this conveyance GRANTEES agree to assume and promise to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 7693, Page 308, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE TN
37075
615 824-0889

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 17 day of July, 1995.

SHAWN D. SHOWALTER

KIMBERLY K. SHOWALTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Shawn D. Showalter and wife, Kimberly K.Showalter, the within named bargainors 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 in Hendersonville, Tennessee, this 17 day of July, 1995.

NOTARY PUBLIC

My Commission Expires:
1/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

AFFIANT

Subscribed and sworn to before me, this the 17 day of July, 1995.

NOTARY PUBLIC

My Commission Expires:
1/3/98

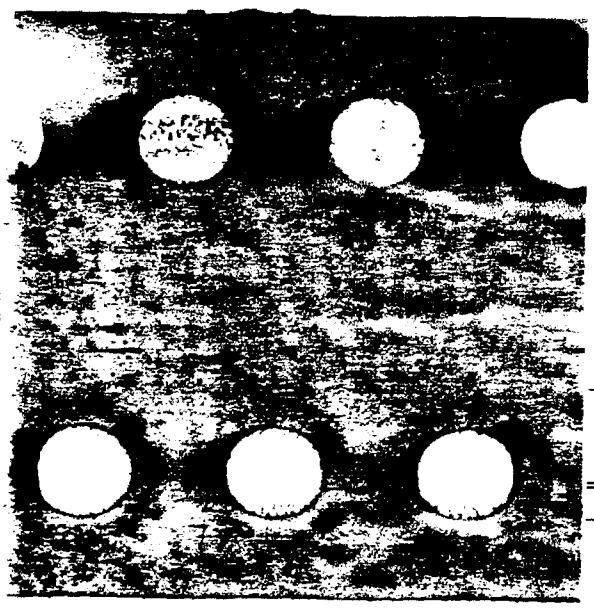
95 JUL 18 AM 10:05

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0079804

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0980



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9733 PG 181

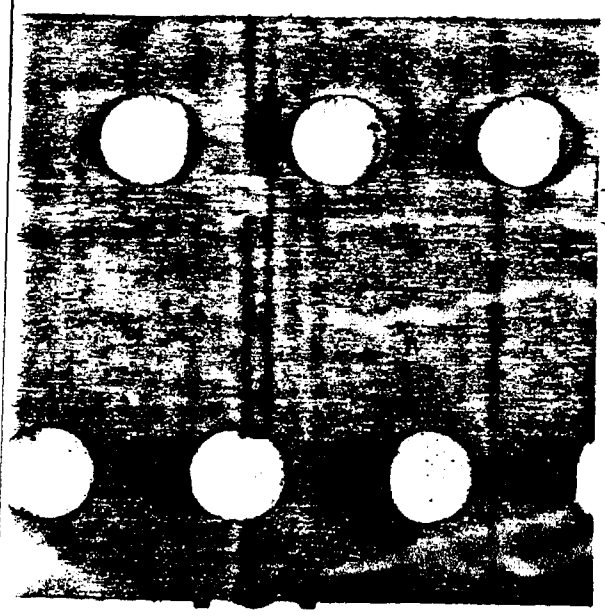
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

07/18/95 01 10:06 0001 1989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00079804
IDENTIF. # REFERENCE

95 JUL 18 AM 10:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931082