Box 58

WARRANTY DEED

BOOK 9828 PG 340

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen A. Ryan	New Owner	MAP 117-4
(NAME)	(NAME)	
2709 Brightwood Avenue		PARCEL 149
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Alice C. Cobb, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maureen A. Ryan, a single person

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:

Being Lot No. 119 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, and that part of Brightwood Avenue added to said Lot by agreement of record in Book 716, page 2, said Register's Office.

Said Lot No. 119 and part of Brightwood Avenue together front 50 feet on the westerly side of Brightwood Avenue, as changed by said agreement and run back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to Daisy Cobb, a widow, by deed from Edna Miller Williams, a widow, of record in Book 1148, page 370, Register's Office for Davidson County, Tennessee. Daisy Cobb having since died leaving the property to her only daughter Alice C. Cobb of record in Will Book 101, page 430, Probated Court for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes, paid, prorated and assumed by the Grantee the day of closing; all matters as shown on the plan of record in Book 421, page 101, said Register's Office; any and all restrictive covenants and easements located on the property.

95 OCT 16 AM 10:55
RECEIVED
JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0112310

unimproved ( )
This is improved (X) property, known as 2709 Brightwood Avenue, Nashville, TN 37212
(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 13th day of October 19 95

Alice C. Cobb David S. Harkness, Attorney-in-fact

Alice C. Cobb, by David S. Harkness as attorney-in-fact
of record in Book 9779, page 475, Register's Office for Davidson
~~County, Tennessee.~~

STATE OF TENNESSEE
COUNTY OF

BOOK 9828 PG 341

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David S. Harkness

~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the attorney-in-fact

~~and~~ _____ ~~respectively~~ of the Alice C. Cobb, of record in Book 9779, page 475, RCDC, T

the within named bargainor, ~~and corporation,~~ and that he as such attorney-in-fact

~~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 David S. Harkness as such attorney-in-fact, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

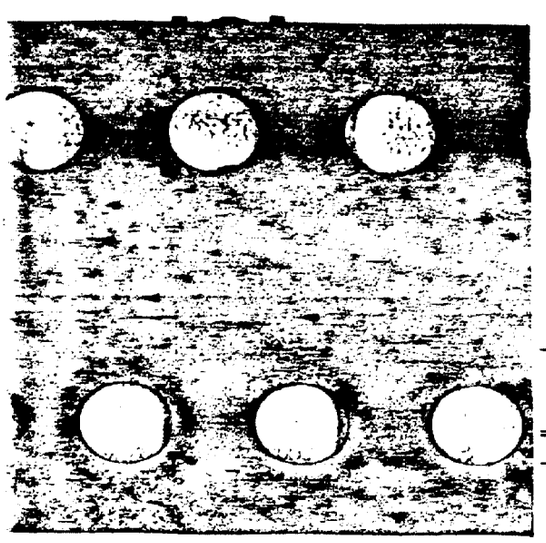
Witness my hand and official seal at office at Nashville, TN on this the 13th day of October 19 95 .

My commission expires 3/23/96

Ann B Waddell
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED
FROM
TO
RETURN TO:
6908 10/16 0101 03CHECK 323.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

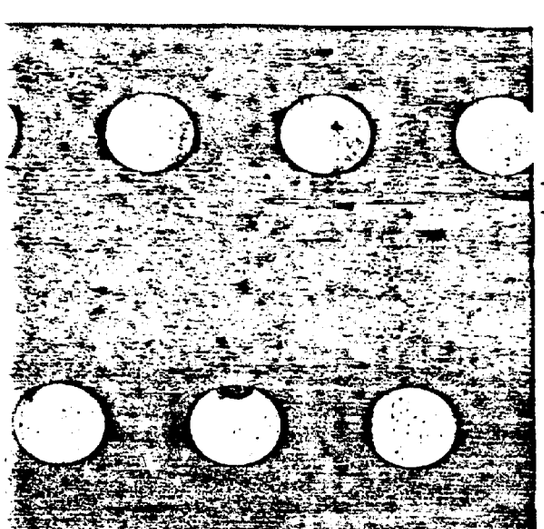
RECEIVED OF _____

FOR _____

BOOK 9828 PG 342

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	84900.00
CON TX	314.13
PRFEE	1.00
WDEED	8.00
TOTAL	323.13
CHECK	323.13

12/16/95 W 0001 6908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011231'0
IDENTIF. ↑ REFERENCE

95 OCT 16 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 965644