6a

BOOK 9944PG350

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

9807 02/09 0101 03CHECK 268.00

WARRANTY DEED

ADDRESS NEW OWNER:
Ivan B. Ryan and Tommi M. Ryan
4170 Knipfer Road
Joelton, Tennessee 37080

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 21-156
GROUP
PARCEL

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas E. Mrzena, Sr. and wife, Katherine B. K.P.M. Mrzena hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ivan B. Ryan and wife, Tommi M. Ryan, 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. 1 on the Plan of Mrzena Subdivision, of record in Book 6200, page 758, Register's Office, Davidson County, Tennessee. K.P.M.

Being the same property conveyed to Thomas E. Mrzena, Sr. and wife, Katherine B. Mrzena by deed from H. E. Collins, Trustee, of record in Book 7575, page 140, Register's Office for Davidson County, Tennessee.

This is improved property known as 4170 Knipfer Road, Joelton, TN 37080.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivan B. Ryan and wife, Tommi M. Ryan, their heirs and assigns, forever; and we, Thomas E. Mrzena, Sr. and wife, Katherine B. K.P.M. Mrzena 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of January, 1996.

KATHERINE P. MRZENA & KATHERINE B. MRZENA ARE ONE & THE SAME PERSON.

Thomas E. Mrzena Sr.
Thomas E. Mrzena, Sr. by Katherine B. Mrzena in fact

Katherine P. Mrzena
Katherine B. Mrzena
P K.P.M.

011,9285
IDENTIFICATION REFERENCE

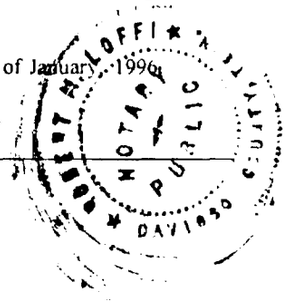
96 FEB -9 PM 3:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine B. Mrzena, individually and as Attorney-in-Fact for Thomas E. Mrzena Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of January, 1996.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

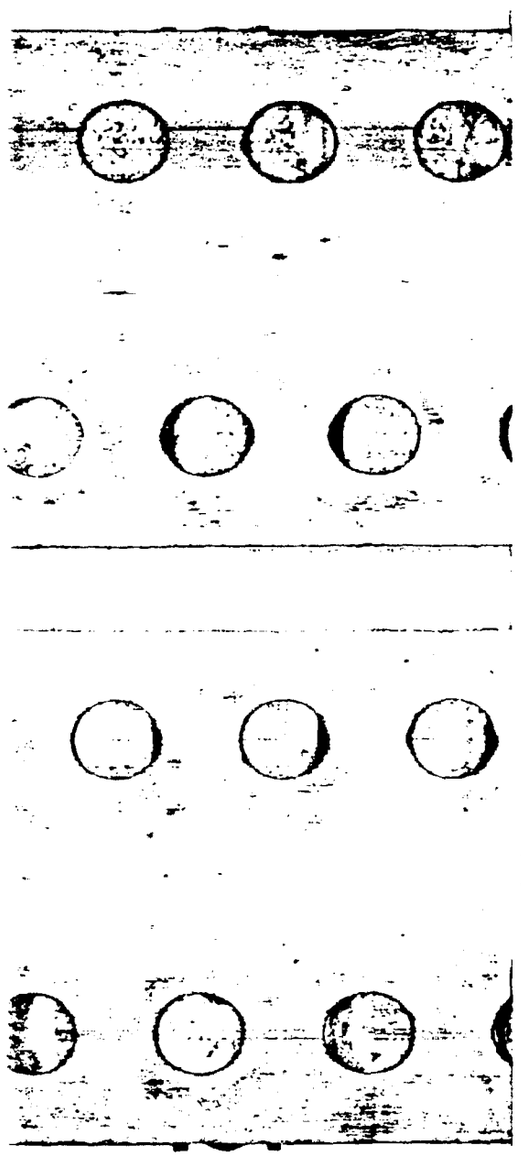
M L Mrzena
AFFIANT

Subscribed and sworn to before me this 29th day of January, 1996.

Robert M Loffi
NOTARY PUBLIC



My Commission Expires: November 20, 1996



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

RECEIVED OF _____

FOR _____

BOOK 9944 PG 352

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

02/09/96 01 15:15 0001 6807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149286
IDENTIF. # REFERENCE

96 FEB -9 PM 3:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1005014