This Instrument Prepared By:
Farris, Warfield & Kanaday
Suite 1900, 424 Church Street
Nashville Tennessee 37219

BOOK 10031 PG 439

4

ADDRESS NEW OWNER:
Sean P. Ryan and Elizabeth T. Ryan
3505 Rainbow Place
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North
Nashville TN 37219

MAP AND PARCEL:
MAP 118-14
GROUP
PARCEL 56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniel S. Harrington and wife, Lucy M. Harrington ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Sean P. Ryan and wife, Elizabeth T. Ryan ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly 65 feet of Lot 78 and northerly 10 feet of Lot 80 on the Plat of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, page 2, Register's Office for said County.
>
> Said parts of Lots 78 and 80 front together 75 feet on the westerly margin of Rainbow Place and extend back 180.65 feet on the northerly line and 185.67 feet on the southerly line to a line on the rear on which it measures 75 feet.
>
> Being the same property conveyed to Daniel S. Harrington and wife, Lucy M. Harrington, by deed from Robert L. Swinney and wife Judith A. Swinney of record in Book 7281, page 641, said Register's Office.
>
> This description is the same as that which appears in the previous deed.

This is improved property known as 3505 Rainbow Place, Nashville, TN 37204.

This conveyance is made subject to:

1. Metro taxes for 1996, a lien, but not yet due & payable.

2. Matters shown on the Plan of record in Book 1130, page 2, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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.

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

Daniel S. Harrington

Lucy M. Harrington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel S. Harrington and wife, Lucy M. Harrington, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1996.

LaVerne Williams
NOTARY PUBLIC

My Commission Expires: May 30, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

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

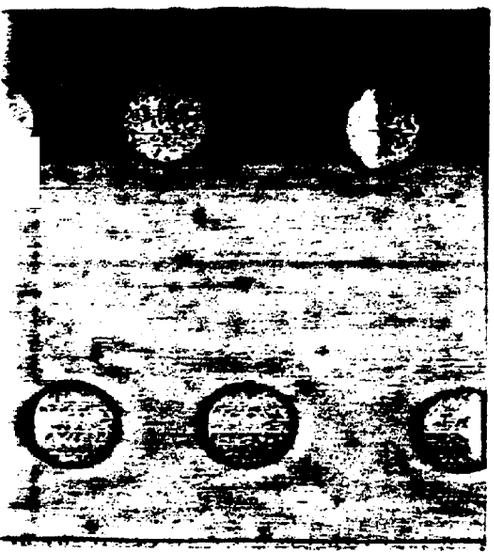
LaVerne Williams
NOTARY PUBLIC

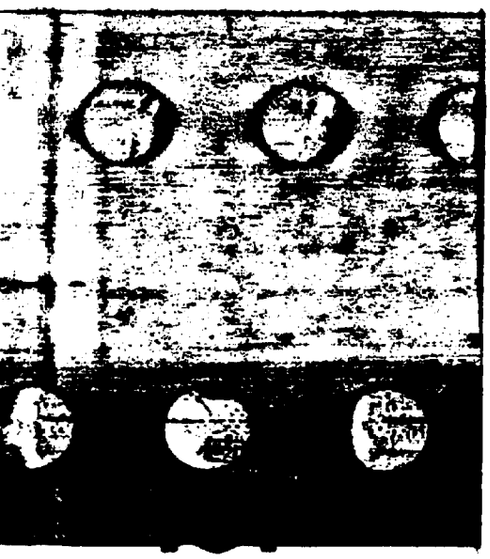
My Commission Expires: May 30, 1999

96 APR 30 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0176378
IDENTIF. ↑ REFERENCE

5784 04/30 0101 03CHECK 693.50





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 441

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	185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	693.50
			CHECK	693.50
04/30/96	01	12:44	0001	5784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176378 IDENTIF. ◆ REFERENCE

96 APR 30 PM 12: 4[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1033827