0213611

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38116
Dav. Co. File: Box 8

96 AUG 12 AM 10:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10153 PG 536

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Johann Murray Flora Cantero Murray 1001 Rodney Drive Nashville, Tennessee 37205	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 115-01-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Ryan, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Johann Murray and spouse, Flora Cantero Murray,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 47 on the plan of Brook Meade Addition Section II of record in Book 2663, page 59, Register's Office for said County.

SAID Lot No. 47 fronts 161.0 feet on the westerly margin of Rodney Drive and extends back 251.0 feet on the northerly line and 247.9 feet on the southerly line to a dead line in the rear, measuring 162.0 feet thereon.

BEING the same property conveyed to Michael A. Ryan and wife, Jennifer M. Ryan by deed from Joseph P. Robinson and wife, Ellen M. Robinson of record in Book 5263, page 267, Register's Office for said County. Jennifer M. Ryan has since conveyed her interest ion subject property to Michael A. Ryan by quitclaim deed of record in Book 6763, page 367, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 1001 Rodney Drive, Nashville, Tennessee 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of August, 1996.

Michael A. Ryan

State of Tennessee
County of Davidson

BOOK 10153 PG 537

On this 9th day of August, 1996, before me the undersigned authority, personally appeared **Michael A. Ryan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146500.00

Affiant

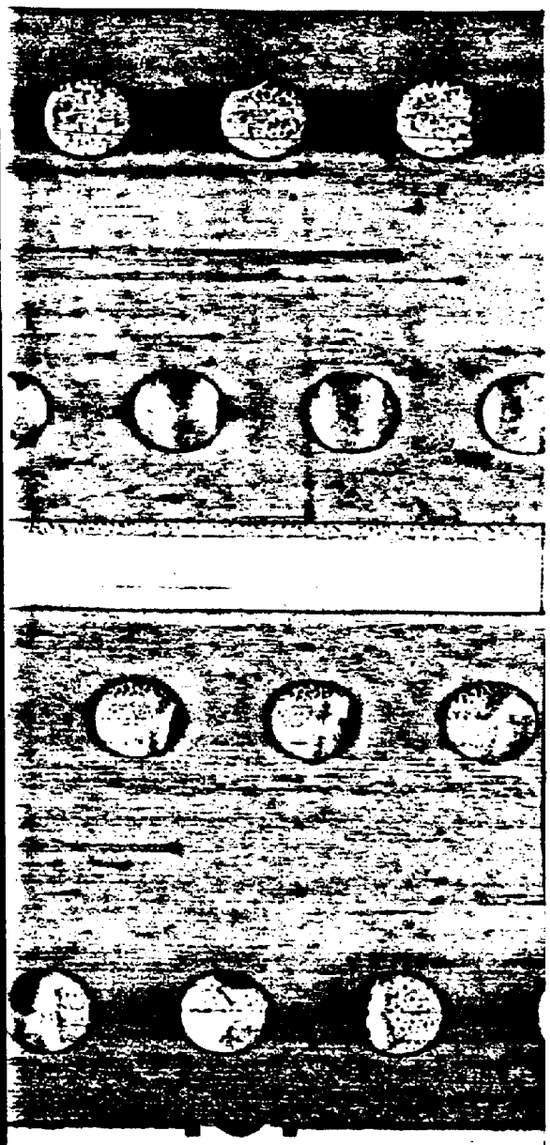
Sworn and subscribed before me on the 9th day of August, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

6035 08/12 0101 03CHECK 551.0



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

RECEIVED OF _____

FOR _____

Book 10153 Pg 538

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	
				146500.00
			CON TX	542.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	551.05
			CHECK	551.05
08/12/96	01		10:51 0001	6035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021361 I
IDENTIF. ↑ REFERENCE

96 AUG 12 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018626