48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10156 PG 400

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1996

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Ryan (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	171-08-0-A 042.00
1056 Beech Tree Lane (ADDRESS)	201 Fourth Avenue North (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37244 (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, Philip M. Martin and wife, Barbara K. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Ryan and Rebecca Faye Link, as co-tenants; Michael A. Ryan, a 55% undivided interest and Rebecca Faye Link, a 45% undivided interest.

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, TN, being Lot No. 42 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip M. Martin and wife, Barbara K. Martin by deed from Radnor Homes, Inc. of record in Book 8541, Page 740, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 7430, Page 784; Book 7565, Page 57; Book 7824, Page 254; Book 7897, Page 576; Book 7897, Page 578; Book 7637, Page 925; Book 8313, page 932; Agreement in Book 7350, page 137; Charter in Book 7621, page 600; Deeds of conveyance in Book 8486, Page 332 and Book 8486, page 336, and all matters on the plan of record.

0214466
IDENTIF. & REFERENCE

96 AUG 14 AM 11:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1056 Beech Tree Lane, Brentwood, TN 37027
(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 our hand s this 9th day of August 19 96

Philip M. Martin by Ann W. Dunn atty in fact
Philip M. Martin

Barbara K. Martin by Ann W. Dunn atty in fact
Barbara K. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann W. Dever, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Philip M. Martin and wife, Barbara K. Martin and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 9th day of August, 1996

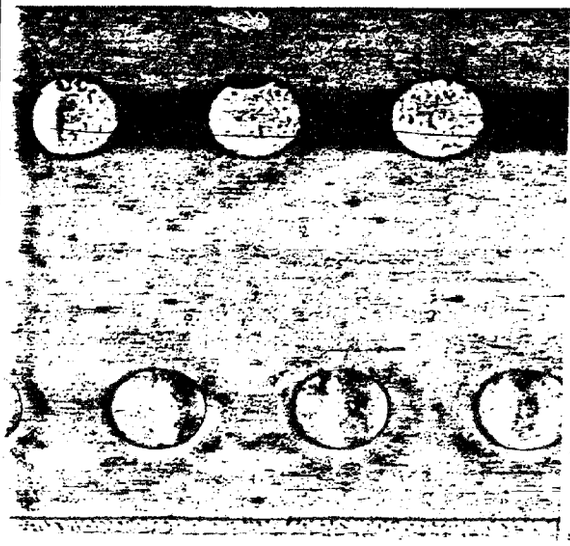
Notary Public

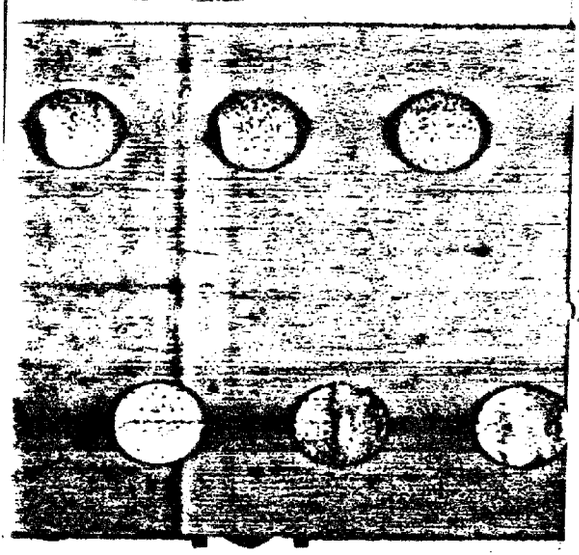
My commission expires 05/16/99

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

6963 08/14 0101 03CHECK

933.4





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

RECEIVED OF _____

FOR _____

BOOK 10156 PG 402

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 249900.00
				CON TX 924.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 933.63
				CHECK 933:63
08/14/96		01		11:27 0001 6963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214466
IDENTIF. # REFERENCE

96 AUG 14 AM 11:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019541