BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10504 PG 886

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,244.17

Charles D. Ryan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF June, 19 97.

Joyce Ann Ryan
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHARLES D. RYAN	SAME	p/o 41-33,34,35 and 138
(NAME)	(NAME)	
4112 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARK ATKINS AND WIFE, TERRI ATKINS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

CHARLES D. RYAN AND WIFE, JOYCE A. RYAN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FILED
97 JUN 25 AM 10:38
KELLY J. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
031950

Being part of the property conveyed to Mark Atkins and wife, Terri Atkins, by deed of record in Book 10353, page 82, Register's Office for said County, and part of the property conveyed to Charles D. Ryan and wife, Joyce A. Tyan, by deeds of record in Book 7091, page 491, and Book 7174, page 482, Register's Office for said County.

7086 06/25 0101 03CHECK 95.31

unimproved ( )
This is improved (X) property, known as Brick Church Pike - Nashville, TN 37207
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25th day of June, 19 97.

MARK ATKINS

Terri Atkins
TERRI ATKINS

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARK ATKINS AND WIFE, TERRI ATKINS

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of June, 19 97.

My Commission expires:
11/28/98

_____
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this ____ day of _____, 19___.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this ____ day of _____, 19___.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____

_____
Notary Public

REC OFF

EXHIBIT "A"
ATKINS ACRES
LOT NO. 1

BK/VOL 11504 PG 888

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the plat of Atkins Acres of record in Plat Book 9700, Page 413, R.O.D.C., located on the southerly margin of Brick Church Pike and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Brick Church Pike, said pin being the southeasterly corner of herein described lot;

Thence, leaving said margin, N87°16'00"W, 1062.27 feet to an iron pin;

Thence, with the easterly line of Lot No. 2 of said Atkins Acres, N21°03'02"E, 671.33 feet to an iron pin in the southerly margin of Brick Church Pike;

Thence, with said margin, S68°26'26"E, 105.05 feet to a concrete monument;

Thence, continuing with said margin and a curve concave to the south having a central angle of 15°25'46", a radius of 1782.42 feet and a chord of S60°40'31"E, 478.55 feet for an arc length of 479.99 feet to a concrete monument;

Thence, with a curve concave to the south having a central angle of 06°38'11", a radius of 1116.00 feet and a chord of S52°00'30"E, 129.19 feet for an arc length of 129.26 feet to an iron pin;

Thence, S48°41'24"E, 46.73 feet to an iron pin;

Thence, with a curve concave to the south having a central angle of 08°53'22", a radius of 543.00 feet and a chord of S44°14'43"E, 84.16 feet for an arc length of 84.25 feet to an iron pin;

Thence, S50°11'58"W, 5.00 feet to an iron pin;

Thence, with a curve concave to the south having a central angle of 27°36'41", a radius of 538.00 feet and a chord of S25°59'42"E, 256.77 feet for an arc length of 259.27 feet to the point of beginning, containing 426,452 square feet or 9.79 acres, more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

ATKINS ACRES
LOT NO. 2

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 on the plat of Atkins Acres of record in Plat Book 9700, Page 413, R.O.D.C., located on the southerly margin of Brick Church Pike and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Brick Church Pike, said pin being the northeast corner of herein described lot;

Thence, leaving said margin with the west line of Lot No. 1 of Atkins Acres, S21°03'02"W, 671.33 feet to a point;

Thence, N87°16'00"W, 126.93 feet to a point;

Thence, with the east line of Lot No. 3 of Atkins Acres, N02°26'22"E, 762.37 feet to a point in the southerly margin of Brick Church Pike;

Thence, with said margin and a curve concave to the north having a central angle 05°34'28", a radius of 1792.50 feet and a chord of S65°39'12"E, 174.33 feet for an arc length of 174.40 feet to a concrete monument;

Thence, S68°26'26"E, 192.03 feet to the point of beginning, containing 171,190 square feet or 3.93 acres, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1997, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 9700, page 413, said Register's Office
3. Restrictive Covenants of record in Book 10353, page 82, said Register's Office.
4. TVA Transmission Line Easement of record in Book 2810, page 82, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10504 PG 889

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 22244.17
				CON TX 82.31
				PRFEE 1.00
				WDEED 12.00
				TOTAL 95.31
				CHECK 95.31
			06/25/97 01	10:41 0001 7086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

031950 I

IDENTIF. ↑ REFERENCE

97 JUN 25 AM 10:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1166906