BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Amy R Ryder
Affiant

Subscribed and sworn to before me, this 14th day of January, 1999.

Notary Public

My Commission Expires: 1/15/2002

Address New Owner As Follows:
Kirk A. Ryder and wife,
Amy R. Ryder
3815 Trimble Road
Nashville, TN 37215

Send Tax Bills To:
NationsBanc Mortgage Corporation
P. O. Box 1675
Corapolis, PA 15108

Map-Parcel Number:
Map 130-08-091
7DA 44740

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN POWELL LOWE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KIRK A. RYDER AND WIFE, AMY R. RYDER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Carter and King Lands, as of record in Book 57, page 99, Register's Office for Davidson County, Tennessee, and being Lot 27 on the Final Plat of Sharbers Harding Place Subdivision, not of record and described according to a survey by Michael V. Holmes, R. L. S., Tennessee No. 213, dated September 23, 1996, Job #96-661, as follows:

Said Lot 11 fronts 100.42 feet on the southerly margin of Trimble Road and extends back 251.64 feet on the easterly line and 360.26 feet on the westerly line to a dead line in the rear, measuring 99.89 feet thereon.

Being the same property conveyed to John Powell Lowe by deed from Susannah J. Smith, unmarried, of record in Book 10210, page 123, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Wendall Bryan Lowe, wife of John Powell Lowe, joins in this instrument for the purposes of conveying any martial rights in subject property to Grantee.

106552.1

This conveyance is made subject to 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as ~~3615~~ 3618 Trimble Road, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14 day of January, 1999.

Wendall Bryan Lowe

John Powell Lowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN POWELL LOWE, UNMARRIED** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Wendall Bryan Lowe, the within named bargainor, with whom I am personally acquainted, and who acknowedged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1999.

Notary Public

My Commission Expires: 11/27/99

01/14/99 01:01 03CHECK 001.50

99 JAN 14 PM 3:54
05371148
IDENTIF. & REFERENCE

106552.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0537148

IDENTIF. A REFERENCE

99 JAN 14 PM 3:55

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 11298 PAGE 584

CAMT	
	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	991.50
CHECK	991.50

01/14/99 01 15:54 0001 3154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412594