STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me this 23 day of February

Affiant

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 25, 2000

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	#9921916
ADDRESS OF NEW OWNER: James M. Lyda	SEND TAX BILLS TO: FIRST AMERICAN NATIONAL BANK
538 General George Patton Road	FIRST AMERICAN CENTER NA-4701
Nashville, TN 37221 (STREET ADDRESS / CITY / STATE / ZIP)	NASHVILLE, TN 37237 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO 142-9-F-1538CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Roy H. Ryan and wife, Doris F. Ryan

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James M. Lyda

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 538, together with the Carport designated No. 538-C of Final Plat, River Plantation, Phase II, Section VIII, a horizontal property regime established by Master Deed of record in Book 7417 at page 396, the Plat of which is of record in Plat Book 6900 at page 514-517 and amended in Plat Book 6900, page 654-657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Roy H. Ryan and wife, Doris F. Ryan by Deed of record in Book 7564 page 224, Register's office for said County.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 538 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 23 day of February , 1999

Roy H. Ryan

Doris F. Ryan

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 23 day of February , 1999 , before me personally appeared Roy H. Ryan & Doris F. Ryan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

JODY S. ROBINSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires March 25, 2000

Jody S Robinson
Notary Public

State of Tennessee
County of

On this 23 day of February , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0552571

RECEIVED & RECORDED
99 FEB 24 PM 12:40
REGISTER
WILLIAMSON CO. TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11353 PG. 492

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

0552571

4 REFERENCE

96 FEB 24 PM 12:40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428834