THIS INSTRUMENT PREPARED BY
HATCHER EDITION COMPANY
113 S[illegible] DRIVE
HENDERSONVILLE, TN 37075

FORM NO WD-1

BOOK 11385 PG. 243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH 19 99

Notary Public

MY COMMISSION EXPIRES 2/13/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. RYAN et al	FT MORTGAGE COMPANIES	83-3-53
(NAME)	d/b/a SUNBELT NAT'L MTG.	
2017 Greenwood Avenue	2974 LBJ Freeway, Suite 200	27W 23850
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Dallas, TX 75234	
(CITY) (STATE) (PO ZIP	(CITY) (STATE) (ZIP)	

FOR AND IN 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 REX FRAZIER dba R. F. ENTERPRISES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. RYAN and MICHAEL N. RYAN

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, Tennessee, being the easterly half of Lot No. 1 on the Plan of Sharpe ad Horn's Fifth Addition, as of record in Book 161, Page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Said easterly part of Lot No. 1 fronts 50 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an alley.

Being the same property conveyed to Rex Frazier dba R F Enterprises by deed from Lanell Padgett, Sharon Tillman, Richard O. Quill, Jr., Russanne Buchi and Russell Buchi of record in Book 10925, Page 112, Register's Office for Davidson County, Tennessee.

056154 3

ENTIF. 4 REFERENCE

MAR 15 PM 4:12

GAIL [illegible] REGISTER
DAVIDSON COUNTY, TN.

9046 03/15 0101 03CHECK 473.50

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

This is improved (X) unimproved ( ) property known as 2017 Greenwood Avenue, Nashville, Tennessee 37206
(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 my hand this 5th day of March, 19 99

REX FRAZIER dba R F ENTERPRISES

STATE OF TENNESSEE }
~~Davidson~~ Sumner County }

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Personally appeared before me, SHELTON HATCHER, a Notary Public in and for said County and State, the within named REX FRAZIER

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

Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of MARCH, 1999. 19___.

Commission Expires 2/3/02

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 245

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

0561543

IDENTIF. ↑ REFERENCE

99 MAR 15 PM 4:12

WILLIAM L. GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT

	125000.00
CON TX	462.50
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

03/15/99 01 16:11 0001 9046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438176