WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Gloria J. Gullatte
Affiant

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

Angela R. Burkett
Notary Public

MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

BOOK 11397 PG. 378

ANGELA R. BURKETT NOTARY PUBLIC SUMNER COUNTY, TN

Mail

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS AT
Gloria J. Gullatte	Columbia National, Incorporated	MAP 21 PARCEL 156
(NAME)	(NAME)	
4170 Knipfer Road	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Columbia, Maryland 21045-6050	14 D41390
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	My Comm. Exp. 6/9/2002

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 Ivan B. Ryan and wife, Tommi M. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria J. Gullatte, unmarried

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:

BEING Lot No. 1, on the Plan of Mrzena Subdivision, of record in Book 6200, Page 758, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ivan B. Ryan and wife, Tommi M. Ryan by deed from Thomas E. Mrzena, Sr. and wife, Katherine B. Mrzena of record in Book 9944, Page 350, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to public utility and drainage easements, South Central Bell Utility easement and utility anchor easement of record in Book 6200, Page 758, said Register's Office.

99MAR 24 AM 9:47

RECEIVED
DAVIDSON COUNTY, TN

PAID & RECORDED BY REFERENCE

056969

unimproved ( )
This is improved (X) property, known as 4170 Knipfer Road, Joelton, Tennessee 37080
(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 19th day of March 19 99

Ivan B Ryan
Ivan B. Ryan

Tommi M. Ryan
Tommi M. Ryan

1697 03/24 0101 03CHECK 332.53

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ivan B. Ryan and wife, Tommi M. Ryan

the bargainor s, with whom I am personally acquainted or proved to me on 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 White House, Tennessee, this 19th day of March, 99.

Commission expires 6/9/2002

Angela R. Burkeen
Notary Public

ANGELA R. BURKEEN
NOTARY
PUBLIC

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11397 PG. 380

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

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[illegible]

[illegible] 0001 2697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441784