PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (gj) Title No: 40976
Dav. Co. File: Box 8

BOOK 11503 PG. 470

05937753
IDENTIFICATION/REFERENCE
99 JUN -1 PM 3:55
[illegible] REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Theresa Boone 2513 Sunset Place Nashville, TN 37212	FT Mtg. Companies dba SunbeltNational Mtg 10741 King William Drive Dallas, TX 75220

TAX MAP-PARCEL NUMBERS: 104-15-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 159650.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia B. Ryan, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Theresa Boone,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

224 06/01 0101 03CHECK 605.70

LAND in Davidson County, Tennessee being the westerly portion of Lot No. 25 of the Sunset Park Subdivision as recorded in Book 332, page 132, Register's Office of Davidson County, and being more fully described as beginning at the northwest corner of said lot No. 25 and running easterly forty-nine (49) feet to a point on the northerly boundary of Lot No. 25; thence southerly one hundred sixty and one-half (160.50) feet to a point in the southerly boundary of said Lot NO. 25; thence forty-nine (49) feet westerly to the southwest corner of said Lot No. 25 thence northerly to the point of beginning.

BEING the same property conveyed to J. Linus Ryan and wife, Julia B. Ryan by deed from Mrs. Beverly W. (Catherine Ryan) Waddey of record in Book 5330, page 89, Register's Office for said County. The said J. Linus Ryan has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan of record in Plat Book 332, Page 132, said Register's Office.

This instrument is executed on behalf of Julia B. Ryan by Margaret Ryan Sharp as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2513 Sunset Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1999.

Julia B Ryan

Julia B. Ryan, By: Margaret Ryan Sharp, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of May, 1999, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159650.00

Mary Theresa Boone
Affiant

Sworn and subscribed before me on the 28th day of May, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

Wldoc: Deed Wty—12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Ryan Sharp**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Julia B. Ryan**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Julia B. Ryan

TO: Mary Theresa Boone

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Margaret Ryan Sharp
Margaret Ryan Sharp, Affiant

Sworn to and subscribed before me this

28th day of May, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11503 PG. 473

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

0593753

IDENTIFICATION REFERENCE

99 JUN -1 PM 3:55

REGISTER
DAVIDSON COUNTY, TN.

CAMT

	159650.00
CON TX	590.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	605.70
CHECK	605.70

06/01/99 01 15:59 0001 3254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467788