This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072

Name and Address of New Owner
Sheila J. Ryan
1328 Cheyenne Boulevard
Madison, TN 37115

Send Tax Bills to:

SAME

MAP: 53-09-0
PARCEL: 013.00

WARRANTY DEED

THIS INDENTURE, made this 16th day of June, 1999 , between

Leigh Ann Kirby, Billy Ray Kirby, Jr., and Melinda J. Parton,

hereinafter referred to as **Grantor**, and

1993 06/23 0103 03CHECK 428.73

Sheila J. Ryan, a married woman,

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 94 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to William T. Irwin and wife, Edna C. Irwin by deed of record in Deed Book 4676, Page 432, Register's Office for Davidson County, Tennessee. The said William T. Irwin died October 30, 1987 leaving Edna C. Irwin vested with fee simple title as surviving tenant by the entirety. Edna Charlene Irwin died March 23, 1999 leaving the property to Leigh Ann Kirby, Billy Ray Kirby, Jr., and Melinda J. Parton as devisees under her Will dated March 5, 1998, filed for record in the Probate Court of Davidson County, Tennessee, No. 99P941. Edna C. Irwin and Edna Charlene Irwin are one and the same person.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except 1999 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Grantors certify that the above described property is not used by them or any of them, or a spouse or a dependent of any of them, as a principal place of residence.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Leigh Ann Kirby

Billy Ray Kirby, Jr.

Melinda J. Parton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Kirby, Billy Ray Kirby, Jr., and Melinda J. Parton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of June, 1999.

Notary Public

My Commission Expires: 10/14/2001

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $112,900.00.

Affiant

Sworn to and subscribed before me, this 16th day of June, 1999.

Notary Public

My Commission Expires: 10/14/2001

99 JUN 21 AM 8:53

0601820

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

BOOK 11535 PAGE 386

0601820

IDENTIF. A REFERENCE

99 JUN 21 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT	112900.00
CON TX	417.73
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	428.73
CHECK	428.73

06/21/99 01 08:56 0001 1893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480456