Davidson County DEEDWARR
Recvd: 06/28/02 14:31 2pgs
Fees:13.00 Taxes:222.00
20020628-0078384

Address New Owners:
Robert L. Gant
3935 Pheasant Dr.
Nashville, TN 37218

Map Parcel No:
69-4-34

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Nancy M. Ryans

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey all my interest unto

Robert L. Gant

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 of Block "BB" on the revised Map of Fairview Subdivision, of record in Book 1103, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the westerly side of Tennessee Highway 112, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs & Nancy Ryans from Charles E. Binkley, by deed of record in Book 7916, page 370 Register's Office for Davidson County, Tennessee. Johnny Burroughs and wife, Linda Burroughs conveyed their one-half interest to Nancy Ryans by deed of record in Book 9787, page 848 Register's Office for Davidson County, Tennessee.

This property has never been the residence of Nancy or Glenn Ryans.

This is improved property known as: 4011 Clarksville Pk., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 hands this 3rd day of June, 2002.

Nancy Ryans

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy M. Ryans, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June 2002.

Commission expires 1/25/05 Notary Public [signature]

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

R.L. Gant

AFFIANT

Subscribed and sworn to me this 3rd day of June, 2002.

Commission expires Sept 25, 2004 Notary Public Donna H Ray

DONNA H. RAY NOTARY PUBLIC

This instrument prepared by:
Araminta Williams
700 Craighead St., Suite 103
Nashville, TN 37204