WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 10/2/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Trainor (NAME)	AmSouth Bank (NAME)	147-1-176
302 Edgeview Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35244 (CITY) (STATE) (ZIP)	6DU22300

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, W. Alan Ryan and wife, Kristie R. Prichard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher M. Trainor and wife, Simrall Trainor

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 Lot No. 212 on the Plan of Caldwell Hall, Section One Revised, of record in Book 2900, pages 57-59, Register's Office for said County.

Said Lot No. 212 fronts 81 feet on the northerly margin of Edgeview Drive and extends back 120.8 feet on the easterly line and 175 feet on the westerly line to a broken line in the rear, measuring 175.2 feet thereon.

Being the same property conveyed to W. Alan Ryan and Kristie R. Prichard as joint tenants with right of survivorship by deed from Lonny Eugene Campbell and spouse, Elizabeth Ann Campbell of record in Book 9329, page 504, Register's Office for Davidson County, Tennessee.

The said W. Alan Ryan and Kristie R. Prichard having since married, Kristie R. Prichard is now also known as Kristie P. Ryan.

This conveyance is subject to taxes for the year 2003 and subsequent years, and to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 01/30/03 08:23 2pgs
Fees:13.00 Taxes:525.40

20030130-0012512

unimproved ( )
This is improved (X) property, known as 302 Edgeview Drive, Nashville, Tennessee 37211
(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 27th day of January, 2003

W. Alan Ryan

Kristie R. Prichard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Alan Ryan and wife, Kristie R. Prichard

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 Brentwood, Tennessee, this 27th day of January, 2003.

Commission expires 10/25/03

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ 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 the said _____ as such _____.

CHARLES A. SULLIVANT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

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

My commission expires _____

Notary Public