Realty
48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/03 10:49 2pgs
Fees:13.00 Taxes:477.30

20030506-0060085

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN MY COMMISSION EXPIRES MAY 30TH 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 5-30-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Ryan	1st Trust Bank	MAP 133-14
(NAME)	(NAME)	
501 Inwood Drive	P.O. Box 17257	PARCEL 15
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Claire L. Colicchio, Trustee of the Claire L. Colicchio Trust Dated April 11, 1996, a Revocable Living Trust For the Benefit of Claire L. Colicchio HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. Ryan and wife, Christina Ryan

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. 46 on the Plan of Abbay Hall, Section 1, of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Claire L. Colicchio, Trustee of the Claire L. Colicchio Trust Dated april 11, 1996, a revocable living trust for the benefit of Claire L. Colicchio, by deed from Claire L. Colicchio, unmarried, of record in Book 10685, page 449, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 18, said Register's Office; and (c) restrictive covenants of record in Book 2345, page 514 and Book 2393, page 627, said Register's Office.

unimproved ( )
This is improved (X) property, known as 501 Inwood 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 30th day of April, 2003

Claire L Colicchio

Claire L. Colicchio, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, CLAIRE L. COLICCHIO with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Claire L. Colicchio Trust Dated April 11, 2996, a Revocable Living Trust For The Benefit of Claire L. Colicchio, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 30 day of April, 2003.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05