WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ SIX THOUSAND SIX HUNDRED AND NO/100 - - - - - - - - -
- - - - - - - - - - - - - - - - -($6,600.00) - - - - - - - - - - - - - - - - DOLLARS
of which $600.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the balance, namely $6,000.00, the purchasers hereby assume and agree to pay the unpaid balance of the mortgage executed by M & R Company, Inc., of Nashville, to Herschel Greer, Trustee, of record in Book 1621, Page 295, Register's Office for Davidson County, Tennessee, we
M & R COMPANY, INC. OF NASHVILLE, a Tennessee Corporation, with its principal office and place of business at Madison, Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said ALVIN C. RYAN AND WIFE, LILLIAN C. RYAN their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 50 feet of Lot No. 12 and the westerly 30 feet of Lot No. 13 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.
Said parts of said lots adjoin and front together 80 feet on the northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to M & R Company, Inc. of Nashville, by deed from J. R. Journey, Trustee, of record in Book 1514, Page 580, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALVIN C. RYAN AND WIFE, LILLIAN C. RYAN, their heirs and assigns, forever.

And we do covenant with the said ALVIN C. RYAN AND WIFE, LILLIAN C. RYAN, 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, except as appears of record.

And we, M & R COMPANY, INC. OF NASHVILLE do further covenant and bind ourselves, our ~~heirs~~ successors and representatives, to warrant and forever defend the title to the said land to the said ALVIN C. RYAN AND WIFE, LILLIAN C. RYAN their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS THEREOF: M & R COMPANY, INC. OF NASHVILLE, a corporation aforesaid has caused this instrument to be executed by its duly authorized officers, on this 12th day of July 1948.

M & R COMPANY, INC. OF NASHVILLE

ATTEST: J. Douglas Roach
J. Douglas Roach, Secretary

By E. E. Marlin
E. E. Marlin, President

STATE OF TENNESSEE
Davidson County

Before me, O. G. Jones, a Notary Public within and for the State and County aforesaid, personally appeared E. E. Marlin and J. Douglas Roach with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the M & R COMPANY, INC. OF NASHVILLE the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said E. E. Marlin as such President, and attesting the same by the said J. Douglas Roach as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of July, 1948

My commission expires July 11, 1951

O. G. Jones
O. G. Jones, Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM

TO

146 67 217 150

Published by
COMPANY
TENNESSEE
TITLE INSURANCE CORPORATION
Richmond, Virginia