BK 3707

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1003 Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by entirety

We, BERNARD H. RYAN AND WIFE, MARY P. RYAN,

have bargained and sold, and by these presents do hereby transfer and convey unto WM. J. BREEN, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee,
Being Lot No. 21 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.
Said Lot No. 21 fronts 60 feet on the northerly side of Venus Drive, and runs back between parallel lines, 170 feet to an alley.
Being the same property conveyed to Bernard H. Ryan, by deed from Charles E. Porter and wife, as of record in Book 1976, page 354, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said WM. J. BREEN, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, BERNARD H. RYAN AND WIFE, MARY P. RYAN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said WM. J. BREEN, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said WM. J. BREEN, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto BERNARD H. RYAN AND WIFE, MARY P. RYAN, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said BERNARD H. RYAN AND WIFE, MARY P. RYAN, their heirs and assigns, forever.

And I do covenant with the said BERNARD H. RYAN AND WIFE, MARY P. RYAN, that I WM. J. BREEN am lawfully seized and possessed of said land and have a good right to convey it.

And I, WM. J. BREEN, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said BERNARD H. RYAN AND WIFE, MARY P. RYAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of April, 1964.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bernard H. Ryan
Bernard H. Ryan

Mary P. Ryan
Mary P. Ryan

Wm. J. Breen
Wm. J. Breen Trustee.

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PG 435