This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg,. Nashville, Tenn.

BOOK 3911 PAGE 684

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Ryan (NAME)	(NAME)	Map 96-16
Percy Priest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pgt. 6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

M.O.

For and in Consideration of the sum of TEN and NO/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid by JOHN L. RYAN and wife, RUTH W. RYAN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CAPITAL CITY MORTGAGE COMPANY, a Tennessee corporation, has ~~/~~ *bargained and sold, and by these presents do transfer and convey unto the said* JOHN L. RYAN and wife, RUTH W. RYAN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 5 on the Plan of Hickory Bend Subdivision, Section 5, as of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 87 feet along the northwesterly margin of Percy Priest Drive and runs back between parallel lines 140 feet to a rear line measuring 87 feet thereon.

BEING part of the same property conveyed to Capital City Mortgage Company, a Tennessee Corporation, by deed from Home Federal Savings and Loan Association of Nashville, of record in Book 3899, page 791, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants of record in Book 3642, page 478, said Register's Office, and the recorded plan of record in Book 3600, page 45, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Percy Priest Drive, and a 10-foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 25-foot utility anchor easement located on the southeast corner and at the northeast corner of said lot.

unimproved ( )
This is improved ( ) property, known as ..... Percy Priest Drive ..... Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Ryan and wife, Ruth W. Ryan, their ..... *heirs and assigns, forever.*

And it does ~~it~~ *covenant with the said* John L. Ryan and wife, Ruth W. Ryan *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes.

And Capital City Mortgage Company, a Tennessee corporation, does ~~it~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* John L. Ryan and wife, Ruth W. Ryan, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 7th *day of* July, *19* 65 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CAPITAL CITY MORTGAGE COMPANY

BY: J. E. Lineberger
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Richard D. Sweeney, *a Notary Public of the State and County aforesaid, personally appeared* [signature], *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Capital City Mortgage Company, *the within named bargainor, a corporation, and that* he *as such* Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 7th *day of* July, *19* 65

[signature]
Notary Public
Richard D. Sweeney

Commission Expires July 22, 1967

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CAPITAL CITY MORTGAGE COMPANY,

a Tennessee corporation

TO

JOHN L. RYAN and wife, RUTH W. RYAN

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

JUL 14 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 14 1966

CT

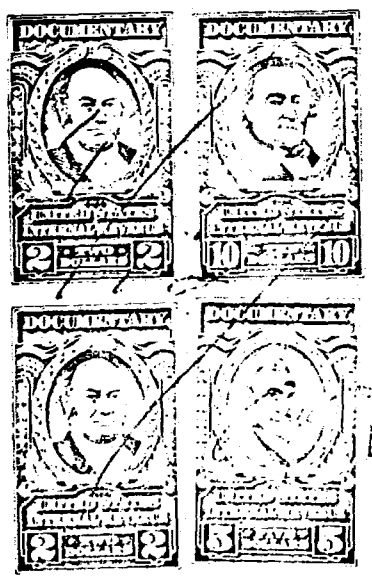
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 14 5 04 PM '65

RECOR... 11 2...

DEP. REG. 2...



of

Company

Company

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