WARRANTY DEED

BOOK 3979 PAGE 935

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred F. Beatty (NAME)	Prudential Insurance Co. (NAME)	8D-W9-5044O
5534 Oakmont Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 300 (STREET ADDRESS)	MAP 103-6
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Memphis, Tenn. (CITY) (ZONE) (STATE)	PAR 30 MP

For and in Consideration of the sum of

Eleven Thousand Five Hundred ($11,500) and no/100 - - - - - - - - - - *DOLLARS*

of which $2,881.81 has been paid in cash by Mildred F. Beatty, the receipt of which is hereby acknowledged and for the remainder the said Mildred F. Beatty assumes and agrees to pay the balance of $8,618.19 of an original indebtedness of $10,750.00 secured by deed of trust executed by J. Thomas Bolles and wife to R. Bruce Robertson, Jr. Trustee of record in book 2677, page 165 Register's Office for Davidson County, Tennessee.

We, Melvin Ryan and wife Mable B. Ryan *have bargained and sold, and by these presents do transfer and convey unto the said* Mildred F. Beatty her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 8 on the Revised Plan of Richland Meadows, Section IV, of record in book 2330, page 95, Register's Office for said County.
Said lot No. 8 fronts 65 feet on the north side of Oakmont Circle and runs back between parallel lines, 141.1 feet on the west line and 104.6 feet on the east line to a dead line in the rear on which it measures 75.3 feet.
Being the same property conveyed to Melvin Ryan and wife Mabel B. Ryan by deed from J. Thomas Bolles and wife, of record in book 3183, page 479, said Register's Office. The said Mabel B. Ryan and Mable B. Ryan being one and the same party.

This conveyance is made subject to easements and setback line as shown on plan of record in book 2330, page 95, and restrictive covenants as of record in book 2541, page 577, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 5534 Oakmont Ave. Nashville, Tenn.
(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 Mildred F. Beatty *her heirs and assigns, forever.*

And we *do covenant with the said* Mildred F. Beatty *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.*

And we, Melvin Ryan and wife Mable B. 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* Mildred F. Beatty *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* January, 1966, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Melvin Ryan

Mable B Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Melvin Ryan and wife Mable B. Ryan

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 1966.

H B Duncan, Notary Public.

Commission Expires January 30 - 1967

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, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

Mail to-
Duncan Realty Co.
4517- Charlotte.

3-30 Hoop
11.500#

STATE TAX $ 1.75
PROBATE .50
TOTAL $ 17.75

JAN 19 1966

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

PAID JAN 19 1966

CT

WARRANTY DEED

FROM

Melvin Ryan, etux

TO

Mildred F. Beatty

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 19 3 26 PM '66

NOTED ROOM 113 PAGE 368
RECORDING FEE $ 2.00
DEP. REG. C

145548

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE