This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 186346

BOOK 3986 PAGE 52
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 115-02 PAR. 69 R28	Mr. and Mrs. Melvin Ryan 712 Shawnee Drive Nashville, Tennessee	Murphree Mortgage Company 226 Third Avenue North Nashville, Tennessee
FIELD BOOK NUMBER(S) 8D-61165	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 712 Shawnee Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 29, 1958, in the original principal sum of $15,700.00, payable to Murphree Mortgage Company in monthly installments of $86.82, including interest at 5½% per annum, said note being secured by a deed of trust executed by Lloyd H. Schmidt and wife, to Ferriss C. Bailey, Trustee, of record in Book 2820, page 239,

LLOYD H. SCHMIDT and wife, VOLLIE J. SCHMIDT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MELVIN RYAN and wife, MABLE BERNICE RYAN, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 179 on the Plan of Crest Meade, Sec. III, as of record in Book 2331, page 150.

Said Lot No. 179 fronts 120 feet on the southeasterly side of Shawnee Drive, and extends back 399 feet on the northeasterly line and 456.7 feet on the southwesterly line, which is a broken line, to a dead line in the rear, on which it measures 48.7 feet.

Being the same property conveyed to Lloyd H. Schmidt and wife, Vollie J. Schmidt, by deed from George Gianikas and wife, as of record in Book 2799, page 48.

This conveyance is made subject to restrictions of record in Book 2602, page 129.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of January, 1966.

Vollie J. Schmidt
Vollie J. Schmidt

Lloyd H. Schmidt
Lloyd H. Schmidt

BOOK 3986 PAGE 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lloyd H. Schmidt and wife, Vollie J. Schmidt, 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, the 28th day of January, 1966.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

18,332.16

WARRANTY DEED
REF: bs

FROM
LLOYD H. SCHMIDT and wife,

TO
MELVIN RYAN and wife,

Medlin Realty Co.

16773

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 10 07 AM '66

NOTED: BOOK 113 PAGE 469
RECORDING FEE $ 2.00
DEP. REG. C

ATTY.
...essee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee,
this, the _____ day of _____, 19____.

STATE TAX $ 2.75
PROBATE 50
TOTAL $ 3.25

_____
Notary Public

My commission expires:

PAID FEB 9 - 1966
DAVIDSON COUNTY, TENN.
REGISTER'S COURT CLERK