BOOK 4157 PAGE 541

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Ryan et ux.	Thomas F. Ryan	2D-8780
(NAME): 1613 Citation Dr.	(NAME): Prudential	Map 135-1
(STREET ADDRESS OR ROUTE NUMBER): Nash. Tenn.	(STREET ADDRESS):	Par. 7
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fourteen Thousand Five Hundred and no/100 -------- ----------($14,500.00) ---------- *DOLLARS*

of which $1,046.34 has been paid in cash by Thomas F. Ryan and wife, Lorene W. Ryan, the receipt of which is hereby acknowledged, and for the remainder the said Thomas F. Ryan and wife have assumed and agree to pay the unpaid balance of $13,453.66 of an original indebtedness secured by deed of trust of record in book 3629, page 1, Register's Office, We, George F. Cowart and wife, Mary L. Cowart,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas F. Ryan and wife, Lorene 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. 191 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, Register's Office for said County.
Said lot No. 191 fronts 71.27 feet on the southeasterly side of Citation Drive and extends back 235.47 feet on the northeasterly line and 206.63 feet on the southwesterly line to a dead line, measuring 125.42 feet thereon.
Being the same real property conveyed to George F. Cowart and wife, Mary L. Cowart, by deed from Manuel Construction Company, Inc., of record in book 3614, page 623, Register's Office for said County.

This conveyance is made subject to 10-foot public utilities and drainage easement, 30-foot building setback line from Citation Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 64 and 65, Register's Office for said County; and to restrictive covenants of record in book 3400, page 120, as amended by instrument of record in book 3436, page 43, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (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 Thomas F. Ryan and wife, Lorene W. Ryan, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas F. Ryan and wife, Lorene W. 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 taxes for 1967 which are prorated and assumed by the grantees, and by deed of trust as above set out.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas F. Ryan and wife, Lorene W. Ryan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* July, *1967*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George F. Cowart
Mary L. Cowart

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, George F. Cowart and wife, Mary L. Cowart,

the within named 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 1st day of July Aug., 1967

Raymond H Darrow Notary Public

My Commission Expires April 21, 1971

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.....

STATE TAX $ 21 75
PROBATE .50
TOTAL $ 22 25

AUG 1 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 1 - 1967

WARRANTY DEED
FROM
George F. Cowart et ux.
TO
Thomas F. Ryan et ux.

82160

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 1 2 30 PM '67
NOTE BOOK 117 PAGE 42
RECORDING FEE $ 2.00
DEP. REG. 1.00

Compliments of
TITLE GUARANTY
Office of
TITLE INSURANCE COMPANY
American Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE