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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,650.00

Roy H Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1968

Esther T. Donahue
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy H. Ryan, et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	
6645 Cabot Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 102-7
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 16

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Reynold Bubis, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy H. Ryan and wife, Doris F. Ryan,

HEREINAFTER CALLED THE GRANTEES, 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. 126 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Reynold Bubis, Trustee, by deed from Mrs. Mary Napier Ganier, Conservator, et al, of record in Book 3973, page 604, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4142, page 166, and in Book 4066, page 67, Register's Office for said County, and the Plan of record in Book 3700, page 91, which shows a 30-foot minimum building setback line from Cabot Drive; a 20-foot public utility and drainage easement along the southeasterly or rear line and a 10-foot public utility and drainage easement along the northeasterly line of the lot. The latter 10-foot easement was changed to 5-feet by instrument of record in Book 4240, page 957, said Register's Office.

This is unimproved { } improved {X} property, known as 6645 Cabot Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of January, 19 68

Reynold Bubis Trustee

Reynold Bubis, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named Reynold Bubis, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of January 19 68.

Commission expires 4/23/69

Virginia E Mitchell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

FHA-1568

WARRANTY DEED

FROM
REYNOLD BUBIS, TRUSTEE

TO
ROY H. RYAN AND WIFE,
DORIS F. RYAN

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
A03447

IDENTIF. REFERENCE

JUN 28 2 52 PM '68

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN28'68	CONV	20,650.00			
JUN28'68	S'TAX		A*	53.56	
JUN28'68	PR'FEE		A*	.50	
JUN28'68	W'DEED		A*	3.00	* 57.06