FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,445.32

Marvin Wayne Ryan Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF ~~November~~ Dec 1968.

Delmer W. Beckett
Notary Public at Large

MY COMMISSION EXPIRES: 11-7-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Wayne Ryan, Sr. (NAME)	United Mortgagee Servicing Corp. (NAME)	3D 08535
2206 Larimore Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 95-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 74

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, Thomas Jerome Abernathy and wife, Mary Peters Abernathy, Roy Arnold Williams and wife, Melanie L. Williams, and Minor E. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Wayne Ryan, Sr. and wife, Rose Marie 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. 74 on the Plan of Cloverdale, Section 2, of record in Book 2133, page 58, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 74 fronts 94 feet on the easterly side of Larimore Drive and runs back between lines 218.5 feet on the southerly line and 214.4 feet on the northerly line, to a dead line on which it measures 68 feet.

Being the same property conveyed to Thomas Jerome Abernathy and wife, Mary Peters Abernathy by deed from Old South Development Corp. of record in Book 3538, page 363, Register's Office for Davidson County, Tennessee.

By deed of record in Book 4059, page 900, Thomas Jerome Abernathy and wife, Mary P. Abernathy conveyed the aforesaid property to Minor E. Williams, Trustee, for the express purpose of making a reconveyance to create a tenancy by the entirety in Roy Arnold Williams and wife, Melanie L. Williams. Instead, the said trustee conveyed to "Roy Arnold Williams and wife, Melanie L. Williams, said conveyance to be effective upon my death or upon Roy Arnold Williams' 21st birthday, whichever shall first occur." In view of the foregoing, Thomas Jerome Abernathy and wife, Mary Peters Abernathy and Roy Arnold Williams and wife, Melanie L. Williams, and Minor E. Williams have joined as grantors in this instrument for the purpose of conveying any and all right and title to said property to the grantees, Marvin Wayne Ryan, Sr. and wife, Rose Marie Ryan.

The disability of minority of Roy Arnold Williams and wife, Melanie L. Williams was removed by the Chancery Court of Davidson County on November 7, 1968, docket number 91537 and 91537-A.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees. The insurance on said property is transferred to the grantees.

This is unimproved ( ) improved ( ) property, known as 2206 Larimore Drive, Nashville, Tennessee
(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 our hands this 7th day of November, 1968

Thomas Jerome Abernathy

Mary Peters Abernathy

Roy Arnold Williams

Melanie L. Williams

Minor E. Williams

STATE OF TENNESSEE
Davidson County

BOOK 4295 PAGE 722

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Arnold Williams and wife, Melanie L. Williams and Minor E. Williams

the bargainors, 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 7th day of November 1968.

Commission expires _____

M. T. Billingsley Jr.
Notary Public

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Jerome Abernathy and wife Mary Peters Abernathy, the bargainors, 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 Pulaski, Tennessee, this 10th day of December, 1968.

J. M. Abernathy
Notary Public

My Commission Expires: Oct. 12, 1970

WARRANTY DEED

FROM

THOMAS JEROME ABERNATHY ET UX
ROY ARNOLD WILLIAMS ET UX and
MINOR E. WILLIAMS

TO

MARVIN WAYNE RYAN, SR. ET UX

A 24702

IDENTIF. REFERENCE

DEC 20 1 13 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 20 68	CONV	11,445.37			
DEC 20 68 S'TAX			A*	29.64	
DEC 20 68 PR'FEE			A*	.50	
DEC 20 68	W'DEED		A*	3.00	* 33.14