WARRANTY DEED

BOOK 4402 PAGE 634

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Douglas Ryan et ux.	Same	MAP 52-5
(NAME) 3215 Jonesboro Drive	(NAME)	PAR 148
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	D
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Hundred and no/100 ---------- ($500.00) ---------- *Dollars,*

cash in hand paid by Michael Douglas Ryan and wife, Patricia Fay Ryan, the receipt of which is hereby acknowledged,

I, Effie M. Jackson, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael Douglas Ryan and wife, Patricia Fay Ryan, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Tract 41, Block "K" of Madison Park, a subdivision in the County and State aforesaid, a plan of which is of record in Book 974, page 38, Register's Office for said County.
Said lot No. 41 fronts 50 feet on the northerly side of Harvard Avenue and runs back between parallel lines 110 feet to a dead line.
Being the same property conveyed to James C. Jackson and wife, Effie M. Jackson, by deed from H. L. Heltsley and wife, of record in book 1404, page 657, Register's Office for said County, the said James C. Jackson having since died,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 500.00

Subscribed and sworn to before me, this the 10th day of March 1970

Affiant Michael D. Ryan

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ensley

This is { unimproved (X) improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Michael Douglas Ryan and wife, Patricia Fay Ryan, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael Douglas Ryan and wife, Patricia Fay Ryan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10th *day of* March, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:
RAYMOND H. DARROW, ATTORNEY
American Trust Building
Nashville, Tennessee

Effie M Jackson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* Effie M. Jackson, a widow,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 10th *day of* March, *19* 70

Mary Enaey
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

MAR 10 70 CONV * 500.00
MAR 10 70 S'TAX A* 1.30
MAR 10 70 PR'FEE A* .50
MAR 10 70 W'DEED A* 3.00 * 4.80

WARRANTY DEED

FROM
Effie M. Jackson
TO
Michael Douglas Ryan et ux,

A 7 0 7 8 3

IDENTIF. REFERENCE

MAR 10 3 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE