BOOK 4424 PAGE 951 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 1970.

Notary Public

MY COMMISSION EXPIRES: April 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J J Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Herman, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	142-11
7160 Willow Creek Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union Street (STREET ADDRESS)	Pac 6
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	90 24725

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, Joseph F. Ryals and wife, Louise C. Ryals

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Herman and wife, Phyllis J. Herman

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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Valley West, Section II, as of record in Book 3600, page 86, Register's Office for said County.

SAID Lot No. 62 fronts 120 feet on the northwesterly margin of Willow Creek Drive and runs back 165.07 feet on the northeasterly line and 168.48 feet on the southwesterly line, to a dead line on which it measures 120.14 feet.

BEING the same property conveyed to Joseph F. Ryals and wife, Louise C. Ryals, by deed from James A. Stanley and wife, Louise K. Stanley, of record in Book 4287, page 411, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by the above grantors to Vaden Lackey, Jr., Trustee, of record in Book 4063, page 555, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 7160 (House Number) Willow Creek Drive (Street) Nashville, Tennessee (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 hand s this 17th day of June, 19 70

Joseph F. Ryals

Louise C. Ryals

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Ryals and wife, Louise C. Ryals

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 17th day of June, 1970.

Commission expires April 22, 1972

Linda H. Cisco
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
JOSEPH F. RYALS AND WIFE,
LOUISE C. RYALS

TO
Richard L. Herman and wife,
Phyllis J. Herman

A 80899

IDENTIF. REFERENCE

JUN 17 11 12 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 17 70	CONV	38,500.00			
JUN 17 70	S TAX		A*	100.10	
JUN 17 70	PB FEE		A*	.50	
JUN 17 70	W DEED		A*	3.00	* 103.60