BOOK 4447 PAGE 25 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,134.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~DAY OF~~ November 18, 1969.

Notary Public

MY COMMISSION EXPIRES: 4-25-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Porter & Spann Attorneys, 310 Philfre Ct. Bldg., Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Mash ET UX (NAME)	Murphree Mortgage Company (NAME)	Map 119-G
602 Glenpark Court (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 121
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PW

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, Fred R. Ryan and wife, Linda S. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Mash and wife, Evelyn F. Mash

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. 195 on the map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.

Beginning at a point in the south margin of Valeria Street at the corner of Lots No. 195 and 196; thence with the line between said lots, southerly 160 feet to a point thence easterly 151.6 feet to the westerly terminus of Pickell Drive at a concrete monument; being the southwesterly terminus of Valeria Street; thence with the margin of Valeria Street, northerly 15 feet to another concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 235.62 feet to the beginning. Said lot is more or less triangular in shape.

Being the same property conveyed to Fred R. Ryan and wife, Linda S. Ryan of record in Book 3498, page 623, said Register's Office by deed from Mack Estes and wife, Ada S. Estes.

This is unimproved ( ) improved (X) property, known as 49 Valeria Street (House Number) (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 hands this 18 day of Nov., 1969

Fred R. Ryan

Linda S. Ryan

STATE OF TENNESSEE
Davidson County

BOOK 4447 PAGE 26

Personally appeared before me, Bill Mash, a Notary Public in and for said County and State, the within named Fred R. Ryan and wife Linda D. Ryan

the bargainor, 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 18 day of May, 19 72.

Commission expires 10 May 1972

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

WARRANTY DEED

FROM

FRED R. RYAN, ET UX

TO

BILLY R. MASH, ET UX

Mail Recorded Deed To:
Mash Realty Co.
1609 Woodmont Blvd.
Nashville, Tenn.

A 90703

IDENTIF. REFERENCE

Sep 22 11 37 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

SEP 22 70	CONV	*7,134.91			
SEP 22 70	S'TAX		A*	18.46	
SEP 22 70	PR'FEE		A*	.50	
SEP 22 70	W'DEED		A*	3.00	* 21.96