This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee

BOOK 4452 PAGE 786

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Agnes Bryant (NAME)	Mortgage Associates, Inc. (NAME)	Map 72-9
930 Fairwin Ave. (STREET ADDRESS OR ROUTE NUMBER)	730 Peachtree St., Suite 544 (STREET ADDRESS)	Par. 309
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30308 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ten dollars and no/100---------- *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, including the grantee assuming an unpaid indebtedness to Mortgage Associates, Inc., as described in Book _____, Page _____, R.O.D.C.T., which the grantee assumes, promises to pay, and agrees to hold the grantor harmless from the same.

Thomas S. Shipley, single man, *have bargained and sold, and by these presents do transfer and convey unto the said* Ruth Agnes Bryant *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 61 on the map of Eskridge S/D of part of the W. S. Franklin Property as of record in Book 547, Page 52, Register's Office, Davidson County, Tennessee.

Said Lot No. 61 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines, with the westerly margin of Martha Street, 175 feet to a dead line, on which it measures 60 feet.

Being the same property conveyed to the undersigned per Book 4444, Page 145, R.O.D.C.T.

This is unimproved ( ) improved (X) property, known as 930 Fairwin Avenue, Nashville, Tennessee 37216 (House Number) (Street) (P. O. Address:) (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her *heirs and assigns, forever.*

And I *do covenant with the said* grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the grantor, *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand on this* 10th *day of* October, *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.*

Thomas S. Shipley
Single man

STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, Thomas S. Shipley, A Single man

the within named 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 10th day of Oct, 1970.

Thomas E Stewart Notary Public

Commission expires 2/3/74

OCT 16 CONV 17,350.00
OCT 16 S'TAX A* 44.98
OCT 16 PR'FEE A* .50
OCT 16 W'DEED A* 3.00 * 48.48

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

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or value of this transfer is ~~$16,050.00~~ 17350.00

Ruth Agnes Bryant
AFFIANT

Sworn to and subscribed before me this the 10th day of October, 1970.

Thomas E Stewart
NOTARY PUBLIC

My commission expires: 2/3/74

WARRANTY DEED

FROM

TO

A 93329

IDENTIFICATION REFERENCE

OCT 16 9 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to Stewart, Hall & Stewart Attys 1000 Broadway Nashville, Tenn.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee