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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,550

Thomas E. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 71

William L. Brooks
Notary Public

MY COMMISSION EXPIRES: Oct. 30, 1973

(AFFIX SEAL)

This Instrument Prepare By:
THOMAS, HALLEUTTON, BALLIN & FORTAS
122 Parkway Towers, Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Ryan (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	73-1 Map
2016 Olga Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	40 Par.
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia BEach, Virginia 23451 (CITY) (STATE) (ZIP)	mp

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~~ I, Mrs. Ruth Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Ryan, & wife Emma Lee Louise 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:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 4 of Block "H" on the Map of Country Club Estates, as of record in Book 843 page 95 Register's Office for Said County.

Said property being the same conveyed to Mrs. Ruth Scruggs by Warranty Deed from Robert L. King, Jr., and wife Evelyn Ann King of record in Book 4412 page 124 Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2016 Olga Avenue, (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 ~~my~~ hand this 10th day of March, 19 71

Ruth Scruggs
Mrs. Ruth Scruggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named Mrs. Ruth Scruggs

the 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 71

Commission expires Oct 30, 1973

William L Brooks
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

TO

B 07723

IDENTIF. REFERENCE

Mar 16 10 05 AM '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 16 71	CONV	11,550.00				
MAR 16 71	S'TAX		A*	29.90		
MAR 16 71	PR'FEE		A*	.50		
MAR 16 71	W'DEED		A*	3.00	*	33.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.