This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-224372

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-84	Mr/Mrs Carl H. Kauffman same as below	Murphree Mortgage Company L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. B3543709
9D-6809	7436 Harrow Drive	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated March 7, 1969, in the original principal sum of $22,000.00, payable to Murphree Mortgage Company, in monthly installments of $154.00, including principal and interest at the rate of 7-1/2% per annum, and being secured by a deed of trust executed by William R. Dixon and wife, Betty Lou Dixon, to J. Robert Cannon, Trustee, of record in Book 4316, page 533, said debt having since been assigned to Berkeley Savings & Loan Association, by instrument of record in Book 4322, page 651, said Register's Office.

DORRIS E. RYAN and wife, JOYCE E. RYAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL H. KAUFFMAN and wife, LURA G. KAUFFMAN, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 121 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21.

Said Lot No. 121 fronts 85.0 feet on the northerly side of Harrow Drive and runs back between parallel lines, 150.0 feet to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to Dorris E. Ryan and wife, Joyce E. Ryan, by deed from William R. Dixon and wife, Betty L. Dixon, of record in Book 4566, page 821.

This conveyance is made subject to restrictions of record in Book 4242, page 758.

William R. Dixon and wife, Betty L. Dixon join in this instrument to convey whatever interest they may have in the property described above to the Grantees herein.

William R. Dixon

Betty L. Dixon

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above & 1972 taxes which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of February, 1972.

Joyce E. Ryan
Joyce E. Ryan

Dorris E. Ryan
Dorris E. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4576 PAGE 149

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorris E. Ryan and wife, Joyce E. Ryan the bargainor(s), 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, the 9th day of February, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,400.00

Carl H. Kaufman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 1972

MY COMMISSION EXPIRES: May 25 1975 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED
REF: VS

FROM DORRIS E. RYAN AND WIFE

TO CARL H. KAUFMAN AND WIFE

B 48308

IDENTIF. REFERENCE

FEB 14 8 40 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Ryan Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

FEB 14 CONV 26,400.00
FEB 14 TAX 68.64
FEB 14 FEE .50
FEB 14 WDEED 4.00
73.14

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public