BOOK 4818 PAGE 564 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 74

Notary Public

MY COMMISSION EXPIRES: 4-30-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tenn.37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy L. Ryan (NAME)	Dobson & Johnson, Inc. (NAME)	Map 72-7
1130 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	Par 78
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	15D-8610

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, HARRY W. PEFFEN, HARRY W. PEFFEN, JR., C. A. PEFFEN, MARY JOSEPHINE PEFFEN SCHMITT, DELORES PEFFEN WILSON, and FRANCIS PEFFEN AUSTIN, Being all the heirs at law of ROSE C. PEFFEN, Deceased. The said Rose C. Peffen having died intestate on 2-25-74 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY L. RYAN and wife, PEARL E. 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 westerly one-half or fifty (50) feet of Lot No. 9 on the Plan of Inglewood Place, as of record in Book No. 332, page 101, Register's Office for Davidson County, Tennessee.

SAID westerly one-half or fifty (50) feet of Lot No. 9 fronts 50 feet on the southerly side of Kirkland Avenue and extends back on its east line 176.4 feet and on its west line 178.7 feet to a dead line, and shows fifty (50) feet on said dead line.

BEING the same property conveyed to Rose C. Peffen, by deed from F. B. Helton and Ruth Allen Helton, of record in Book 904, page 162, Register's Office for Davidson County, Tennessee. The said Rose C. Peffen having since died.

MAY 24 '74 STATE OF TENN. CONV 15,700.00
MAY 24 '74 REGISTRATION FEE W'DEED
A* 40.82
A* .50
A* 4.00 * 45.32

unimproved ( ) This is improved (X) property, known as 1130 Kirkland Avenue, Nashville, Tennessee
(House Number) (Street) (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 seizod 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 16th day of May, 1974

HARRY W. PEFFEN HARRY W. PEFFEN, JR. C. A. PEFFEN

MARY JOSEPHINE PEFFEN SCHMITT DELORES PEFFEN WILSON

FRANCIS PEFFEN AUSTIN

STATE OF TENNESSEE
Davidson County
KNOX

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Josephine Peffen Schmitt

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 Knoxville, Tennessee, this 16 day of May 1974

Commission expires My commission expires April 26, 1975

Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Donald L. Pierce, a Notary Public in and for said County and State, the within named Harry W. Peffer, Harry W. Peffer, Jr., C.A. Peffer, Delores Peffer Wilson, Elaine Peffer Bristol

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 22nd day of May 1974

Commission expires 4-30-78

Donald L. Pierce
Notary Public

day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

HARRY W. PEFFEN, ET AL

TO

ROY L. RYAN, ET UX

C 55751

IDENTIF. REFERENCE

MAY 24 12 25 PM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

File: Box 9
Castleman & Harris, Attys.