FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy L. Ryan (NAME)	Same (NAME)	Map 72-7-79
1128 & 1128B Kirkland Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15D-8605 Map 72-7-78.1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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~~ I, HARRY H. PEFFEN, Unmarried

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:

TRACT 1:
LAND in Davidson County, Tennessee, being the east 50 feet of Lot 8 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

SAID part of said lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines, 176.7 feet on the easterly line and 181 feet, more or less on the westerly line, to a dead line on which it measures 50 feet.

BEING the same property conveyed to Harry W. Peffen and wife, Rose R.Peffen, by deed from J. O. Brooks and wife, Nellie Brooks, of record in Book 4642, page 751, Register's Office for Davidson County, Tennessee. The said Rose R. Peffen having since died.

TRACT 2:
LAND in the Eleventh Civil District of Davidson County, Tennessee, located approximately 800 feet east of the intersection of Gallatin Pike and the Louisville and Nashville Railroad at Nashville, and more particularly described as follows:

THE northern part of Lot 84 of Kenmore Place Subdivision, as appears from plat of record in Book 332, page 32, in the Register's Office of Davidson County, Tennesseee, being that portion of Lot 84 lying north of a line which is 200 feet north of and parallel to the north line of Warner Avenue.

BEING the same property conveyed to Harry H. Peffen and wife, Rose Peffen, by deed from United States of America, of record in Book 1255, page 200, Register's Office for Davidson County, Tennessee. The said Rose Peffen having since died.

Harry H. Peffen and Harry W. Peffen are one and the same person

This is ~~unimproved~~ (X) improved property, known as 1128 & 1128 B 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 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 22nd day of May, 19 74

X Harry H. Peffen
Harry H. Peffen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry W. Peffen

the 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 22nd day of May, 1974

Commission expires 4-30-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

HARRY H. PEFFEN, Unmarried

TO

ROY L. RYAN, ET UX

C 5 6 1 9 5

IDENTIF. REFERENCE

MAY 29 9 32 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
File Box 9
Castleman & Harris

MAY29 CONV $7,500.00
MAY29 S'TAX A* 19.50
MAY29 PR'FEE A* .50
MAY29 W'DEED A* 4.00 * 24.00