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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 $ 46,000.00

George Franklin Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nnd DAY OF July, 19 74

Notary Public

MY COMMISSION EXPIRES: 2-5-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Franklin Ryan (NAME)	Commerce Union Bank (NAME)	6D-28953
513 Dillard Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 160-3
Nashville, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 141

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, M. DOUGLAS BROWN and wife, JOANNE BROWN, d/b/a/ Doug Brown Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE FRANKLIN RYAN and wife, MYRNA M. 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 Lot No. 33 on the plan of Brentview Hills, Section 7, of record in Book 4175, page 89, Register's Office for said County.

SAID Lot No. 33 fronts 51.97 feet on the southwesterly margin of Trousdale Court (now known as Dillard Court) and extends back 180.38 feet on the northerly line and 180.97 feet on the southeasterly line to a broken line in the rear, measuring 323.77 feet thereon.

BEING the same property conveyed to Doug Brown Construction Company by deed from Dunn & Dunn Construction Company, a partnership, of record in Book 4788, page 703, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 513 (House Number) Dillard Court (Street) (P. O. Address) Nashville, Tennessee (City or Town) 37027 (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 our hand s this 22nd day of July, 19 74

M. Douglas Brown
M. Douglas Brown

Joanne Brown
Joanne Brown

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 M. Douglas Brown and wife, Joanne Brown

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 July 19 74

Commission expires 2-5-77

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
M. Douglas Brown, et ux

TO
GEORGE FRANKLIN RYAN, et ux

C 6 4 0 4 2

T
IDENTIF. REFERENCE

JUL 23 10 07 AM '74

FELIX Z. [illegible] CLERK & MASTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Paul Beck
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JUL 23 74	CONV	46,000.00			
JUL 23 74	STAX		A*	119.60	
JUL 23 74	PRFEE		A*	.50	
JUL 23 74	WDEED		A*	4.00	* 124.10