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 $ 42,000.00

Carolyn Lee Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 1975.

Joanne J. Ryden
Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Lee Harrison (NAME)	Security Federal Savings & Loan Assn (NAME)	104-15
415 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Parcel 146
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	266-7315

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, Fred W. Ryden and wife, Joanne J. Ryden,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Lee Harrison

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:

Being the easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots Nos. 152, 153, and parts of Lots Nos. 151, 154 and 157 of the unrecorded Plan of Dr. R. W. Grizzard's subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for said County, described together from surveys by S. R. Sanford, Jr., dated August 21, 1937 and A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of said Lot No. 2 on the recorded plan of record in Book 3500, page 70, said Register's Office, the northwest corner of the subject tract; thence with the easterly line of said Lot No. 2 and the projection thereof, South 11° 00' West (South 5° 49' 03" West on the survey by A & A Engineers, Inc. supra) 215.87 feet to a point in the south line of said Lot No. 2; thence with said line North 65° 04' East (North 70° 40' 34" East on said survey) 83.36 feet to the eastermost corner of said lot No. 2; thence North 88° 00' West (North 85° 20' 57" West on said survey) 1511 feet to an iron pin, Ryden's original southeast corner; thence with Ryden's original east line and parallel with his west line, northeastwardly 180.0 feet, more or less, to a point in the southerly margin of Fairfax Avenue; thence with said margin of Fairfax Avenue, northwestwardly 60 feet to the point of beginning.

BEING the same property conveyed to Fred W. Ryden and wife, Joanne J. Ryden, by deed from Warren A. Seeley and wife, Dorothy S. Seeley, of record in Book 3465, page 577; and by deed from Mrs. J. O. Johnson, a widow, of record in Book 4875, page 891, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 415 Fairfax Avenue, Nashville, Tennessee 37212
(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 our hand s this 14th day of January, 1975

Fred W. Ryden

Joanne J. Ryden

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred W. Ryden and wife, Joanne J. Ryden,

the bargainors, 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 6th day of January, 1975.

Commission expires November 8, 1975

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

Fred W. Ryden and wife,

Joanne J. Ryden,

TO

Carolyn Lee Harrison

C 8 4 3 9 9

IDENTIF. REFERENCE

JAN 15 9 06 AM '75

FELIX Z. HUESTON REGISTER
DAVIDSON COUNTY, TENN.

JAN 15 75	CONV	42,000.00			
JAN 15 75	S'TAX		A*	109.20	
JAN 15 75	PR'FEE		A*	.50	
JAN 15 75	W'DEED		A*	4.00	* 113.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail To Security Federal
2420 Franklin Road
Nashville 37204
Mail also Envs