FORM NO. WD-1

BOOK 4904 PAGE 844

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,570.00

Cecil L. Ryan
Affiant

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

Diana Robinson
Notary Public

MY COMMISSION EXPIRES: 11-18-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson Attorneys, 217 Shady Grove Rd. Nashville, TN. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil L. Ryan (NAME)	Mortgage Associates, Inc. (NAME)	
5662 Cloverland Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	133-7
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	276

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, Malcolm C. Fry and wife, Myrtle M. Fry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil L. Ryan and wife, Betty Joan 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:

Being Lot No. 205 on the Plan of Valley View Meadows, Section 3 as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 205 fronts 65 feet on the northerly margin of Valley Ridge Drive and from a point on said margin being the common line between Lots Nos. 204 and 205 running back 208.64 feet to a deadline in the rear; thence again from northerly margin of Valley Ridge Drive being the southwesterly front corner of Lot No. 205 back 147.48 feet to a dead line on which it measures 131.65 feet.

Being the same property conveyed to Malcolm C. Fry and wife, Myrtle M. Fry by deed from Edmund L. Jordan and wife, Elaine L. Jordan, as of record in Book 4521, page 174, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor Mortgage Associates, Inc. said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, except that the existing escrow overage is to be refunded to the Grantors, by the mortgagee.

This is unimproved ( ) improved (X) property, known as 3727 Valley Ridge, Nashville, TN. 37211
(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 April, 19 75

Malcolm C Fry

Myrtle M Fry

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 Malcolm C. Fry and wife, Myrtle M. Fry

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 14th day of April 19 75

Commission expires 11-18-78

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
Malcolm C. Fry et ux

TO
Cecil L. Ryan et ux

C 94609

IDENTIF. REFERENCE

APR 17 11 36 AM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 17 75	CONV	32,570.00			
APR 17 75	S'TAX		A*	84.76	
APR 17 75	PR'FEE		A*	.50	
APR 17 75	W'DEED		A*	4.00	* 89.26

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214