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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Fred L. Huggins, et ux.	DOBSON & JOHNSON, INC.	65-5
(NAME) 4868 Rainer Drive	(NAME) 311 Plus Park Boulevard	Par. 7
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn. 37138 (CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John L. Ryan and wife, Ruth W. Ryan hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Fred L. Huggins, Jr. and wife, Kathy D. Huggins

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 393 on the Plan of Sherwood Forest, Section 4, recorded in Book 4460, pages 182 and 183, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to John L. Ryan and wife, Ruth W. Ryan from Hermitage Construction Company, Inc. on April 9, 1975 as recorded in Deed Book 4903, page 421, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants of record in Book 4704, page 448, RODC, and any existing easements.

THIS conveyance is made subject to the assumption by the Grantees herein of the balance owing on the note dated April 9, 1975 to Dobson & Johnson, Inc., executed by John L. Ryan, et ux, in the original principal amount of $27,650.00, with interest, which debt is secured by a deed of trust of record in Book 4903, page 423, RODC.

THE Grantors herein agree: that one air-conditioning unit will remain in the house on said property at no additional cost to Grantees and that it and the heating and plumbing systems will be in good working order at the time of closing; that the Grantors will furnish an owner's title policy, as of date of deed, to the Grantees and the house will be inspected for termites and treated, if necessary, at Grantors' expense.

unimproved ( )
This is improved (X) property, known as 4868 Rainer Drive (House Number) (Street)
Old Hickory, (P. O. Address) Tennessee (City or Town) 37138 (Zip Code)

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.

Whenever 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 hands this 15th day of March, 1976.

John L. Ryan

Ruth W. Ryan

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Ryan and wife, Ruth W. Ryan

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 Hermitage, Tenn. this 15th day of MARCH, 1976.

My commission expires Nov. 16th, 1976 Notary Public Benson McWhitt Jr. Lancaster

BENSON McWHITT JR. NOTARY PUBLIC LANCASTER STATE OF ILL.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,358.43 This is equal to or greater than the property would bring at a fair and voluntary sale.

Fred L. Huggins Jr.

C. ALAN LANCASTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 15th day of March, 1976.

My commission expires 11-12-78 Notary Public C. Alan Lancaster

This instrument was prepared by:
C. Alan Lancaster, Attorney, Suite 100, 4207 Lebanon Rd., Hermitage, Tenn. 37076

Name			Address
MAR 17 76	CONV	31,358.43	
MAR 17 76	S'TAX	B* 81.64	
MAR 17 76	PR'FEE	B* .50	
MAR 17 76	W'DEED	B* 4.00	* 86.14

WARRANTY DEED

FROM JOHN L. RYAN, ET UX

TO FRED L. HUGGINS JR., ET UX

D 40473

IDENTIF. REFERENCE

MAR 17 10 08 AM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219