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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 $ 24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY E. RYAN, et ux (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	Map 90-B
636 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	Par. 188
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

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, WILLIAM C. JEFFERIES, et ux MARY JEFFERIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY E. RYAN, et ux CATHY 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. 2 on the Plan of Jameswood Subdivision, of record in Book 3842, page 162, Register's Office for said County.

SAID Lot No. 2 fronts 50.0 feet on the easterly side of James Avenue and runs back between lines, measuring 119.1 feet on the northerly line, and 138.2 feet on the southerly line, to a line in the rear, on which it measures 53.3 feet thereon.

BEING the same property conveyed to William C. Jefferies and wife, Mary Jefferies, by Warranty Deed from Associated Brokers, Inc., of record in Book 4351, page 335, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 636 James Avenue, Nashville, Tennessee 37209
(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 hands this 11th day of February, 19 77

WILLIAM C. JEFFERIES

MARY JEFFERIES

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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 WILLIAM C. JEFFERIES, et ux MARY JEFFERIES

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 11th day of February 19 77.

Commission expires 8/15/79

Betty G. Chessmore
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

D 8 9 6 7 6

WARRANTY DEED

FROM
WILLIAM C. JEFFERIES, et ux

MARY JEFFERIES

TO
DANNY E. RYAN, et ux

CATHY M. RYAN

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE

FEB 16 1 12 PM '77

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

FEB16'77	CONV	21,500.00			
FEB16'77	S'TAX		$*	55.90	
FEB16'77	PRFEE		$*	.50	
FEB16'77	W'DEED		$*	4.00	* 60.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.