This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5125 PAGE 324

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick L. Ryan, et ux	The Chamberlain Company	Map 119-1
(NAME:) 338 Peachtree St.	(NAME) 620 Lindsay Street	Parcel 438
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Chattanooga, Tennessee 37403	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars, cash in hand paid by Patrick L. Ryan and wife, Stephanie M. Ryan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Ethel Tyree Carlton McWhirter,

have this day bargained and sold, and do hereby transfer and convey unto the said Patrick L. Ryan and wife, Stephanie M. Ryan,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of W. G. Thuss's Addition, Nolensville Pike, as of record in Book 332, page 67, Register's Office for said County.
Said Lot No. 10 fronts 50 feet on the northerly side of Peachtree Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ethel Tyree Carlton McWhirter, by deed from James M. Tenpenny and wife, Carol S. Tenpenny, of record in Book 4629, page 910, Register's Office for said County.

This conveyance is executed by grantor without the joinder of her husband, Robert Tucker McWhirter, grantor having selected and elected to claim as her homestead the property on which she resides located at Rt. 2, Box 54, in the town of Chapel Hill, Tennessee, on Highway 31-A, and which property is unencumbered and worth in excess of the homestead exemption of $1,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 16th day of March 1977

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 338 Peachtree Street, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Patrick L. Ryan and wife, Stephanie M. Ryan, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1977 taxes which are prorated and assumed by the purchasers.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Patrick L. Ryan and wife, Stephanie M. Ryan, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 16th day of March, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ethel Tyree Carlton McWhirter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Ethel Tyree Carlton McWhirter

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 16th *day of* March, 1977.

Mary Emery
Notary Public

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

MAIL TAX RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 23/2-29 6

WARRANTY DEED

FROM
Ethel Tyree Carlton McWhirter

TO
Patrick L. Ryan, et ux

D 9 4 1 4 2

IDENTIF. REFERENCE

MAR 17 11 02 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAR 17 77	CONV	21,500.00			
MAR 17 77	S'TAX		B*	55.90	
MAR 17 77	PR'FEE		B*	.50	
MAR 17 77	W'DEED		B*	4.00	* 60.40