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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 $ 31600

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 1977

Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

File

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
JAMES R. GARVIN, et ux (NAME)	REALTY MORTGAGE, INC. (NAME)	5DU-15690
136 Luna Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard, N. E. #8 (STREET ADDRESS)	Map 148-3
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Par. 122

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 RAY RYAN and wife, LINDA SUE RYAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. GARVIN and wife, FLOYCE GARVIN

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. 611 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, page 15, Register's Office for said County.

SAID Lot No. 611 fronts 75 feet along the northerly margin of Luna Drive, thence back between lines measuring 184.5 feet on the westerly line and 169.2 feet on the easterly line, to a broken line in the rear, measuring 76.6 feet thereon.

BEING the same property conveyed to Fred Ray Ryan and wife, Linda Sue Ryan by deed from Brantley J. McAdams and wife, Joyce G. McAdams of record in Book 4381, page 372, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 136 Luna Drive, Antioch, Tennessee 37013
(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 25th day of March, 19 77

FRED RAY RYAN

LINDA SUE RYAN

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 FRED RAY RYAN and wife, LINDA SUE RYAN

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 25th day of March 19 77

Commission expires 8-15-79

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 RAY RYAN, et ux

LINDA SUE RYAN

TO
JAMES R. GARVIN, et ux

FLOYCE GARVIN

PLEASE RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 96256

IDENTIFICATION REFERENCE

MAR 30 3 35 PM '77

FEE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 30 77	CONV	31,600.00			
MAR 30 77	S TAX		B*	82.16	
MAR 30 77	PR FEE		B*	.50	
MAR 30 77	W DEED		B*	4.00	* 86.66