BOOK 5150 PAGE 790

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,398.77

Nancy Igleheart Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 77.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 11-21-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Igleheart Ryan (NAME)	National Mortgage Company (NAME)	TAX KEY 2D 41290
2744 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	MAP 150-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	PARCEL 89

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, First Realty Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Igleheart Ryan and Edward M. Culver

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. 18 on the Plan of EDGE-O-LAKE EATATES, Section 3, as of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantors, First Realty Group, Inc., by deed of record in Book 5096, Page 64, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions of record in Book 3818, Page 728, and/or any existing easements.

THIS CONVEYANCE is further subject to the assumption by the Grantees of a first mortgage indebtedness payable to National Mortgage Company in the existing amount of $32,698.77. Said indebtedness is secured by a deed of trust of record in Book 4896, Page 245, Register's Office for Davidson County, Tennessee.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2744 Mossdale Drive, Nashville, Tennessee
(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 20th day of May, 19 77

FIRST REALTY GROUP, INC.

by M. VAN STANLEY, JR., President: M. Van Stanley Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. Van Stanley, Jr. ~~and~~ _____ with whom I am personally acquainted and who upon (his oath) ~~(this sworn oath)~~ acknowledged (himself) ~~(themselves)~~ to be the President ~~and~~ _____ ~~respectively~~ of the First Realty Group, Inc. the within named bargainor, a corporation, and that (he) (they) as such President ~~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 M. Van Stanley, Jr. as such President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Hermitage on this the 20th day of May, 19 77.

My commission expires 1-21-81

Notary Public

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WARRANTY DEED

FROM FIRST REALTY GROUP, INC.

TO NANCY IGLEHEART RYAN

IDENTIF. REFERENCE

MAY 24 1 36 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

MAY24'77	CONV	39,398.77			
MAY24'77	STAX		B*	102.44	
MAY24'77	PRFEE		B*	.50	
MAY24'77	WDEED		B*	4.00	* 106.94