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BOOK 5170 PAGE 33

FORM NO. WD-1

IDENTIF. REFERENCE

JUL 12 3 45 PM '77

FELI[illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 1977.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT THIS INSTRUMENT WAS PREPARED BY
230 Fourth Ave., No., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Ryan et ux	HOME FEDERAL S & L ASSOCIATION	112-00-0
(NAME)	(NAME)	
Route #1, Sears Road	230 Fourth Avenue, North	119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BH
Pegram, Tennessee 37143	Nashville, TN 37219	
(CITY) (STATE) (P. O. ZIP)	(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, ALVIN W. TERRELL AND SON, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. RYAN AND WIFE, STAR WALKER 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:

and Cheatham

TRACT I: A parcel of land lying almost within Davidson County, Tennessee, a small portion of which lies within the 12th Civil District of Cheatham County, Tennessee, described according to a survey by Jack R. Underwood, Surveyor, dated August, 1976, as follows:

BEGINNING at a point in the center of Sears Road, said point being 1185 feet more or less, north of the intersection of Sears Road and Old Charlotte Pike, and being the southeast corner of the tract hereby described; thence along the centerline of said Sears Road, North 65 deg. 45' West 310 feet to a point; thence leaving the centerline of Sears Road, North 26 deg. 30' West 288 feet to a point in the west side of Turner's Creek; thence crossing said creek South 89 deg. East 883 feet to a point; thence South 52 deg. 09' West 598 feet to the point of beginning, containing 4.46 acres, more or less.

TRACT II: A parcel of land lying wholly within Davidson County, Tennessee, described as follows:

BEGINNING at a point, being the northeast corner of Tract I hereinabove described; thence South 89 deg. East 734 feet to a point; thence South 135 feet to a point; thence North 89 deg. West 905 feet to a point in the easterly line of Tract I hereinabove described; thence with said line, North 52 deg. 09' East 115 feet to the point of beginning, containing 2.54 acres, more or less.

Being the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from James R. Ryan and wife, Star Walker Ryan of record in Book 5096, page 573, Register's Office for Davidson County, Tennessee, and Deed Book 186, page 195, Register's Office for Cheatham County, Tennessee.

unimproved ( )
This is improved (X) property, known as Route #1, Sears Road, Pegram, Tennessee 37143
(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 11th day of July, 1977

ALVIN W. TERRELL AND SON, INC.

By: Donald W. Terrell

Donald W. Terrell, Executive Vice-President

STATE OF TENNESSEE
Davidson County

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 Donald W. Terrell and _____ with whom I am personally acquainted and who upon (his oath) (themselves) acknowledged (himself) to be the Executive Vice-President and _____ respectively of the ALVIN W. TERRELL AND SON, INC. the within named bargainor, a corporation, and that (he) (they) as such Executive Vice-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 Donald W. Terrell as such Executive Vice-President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 11th day of July, 19 77

My commission expires 3-8-78

Lee Fey
Notary Public

RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
ALVIN W. TERRELL AND SON, INC.

TO
JAMES R. RYAN AND WIFE, STAR WALKER RYAN

JUL 1 27 CONV 49,000.00
JUL 1 27 S'TAX B* 124.80
JUL 1 27 PR'FEE B* .50
JUL 1 27 W'DEED B* 4.00 * 129.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.