BOOK 5173 PAGE 265

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,550.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY

Notary Public

MY COMMISSION EXPIRES: 2-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Ryan (NAME)	Federated Financial Mortgage Corporation (NAME)	3DZ-61632
3047 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	96-14
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	226

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 Robert H. Crouch, Jr. and wife Lucette W. Crouch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Ryan and wife Violet 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:

BEING Lot No. 42 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert H. Crouch, Jr. and wife, Lucette W. Crouch by deed from Edward E. Loftin and wife, Inez H. Loftin of record in Book 4811, Page 163, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3642, Page 478 and any existing easements of record.

This is { unimproved ( ) / improved (X) } property, known as 3047 Boulder Park Drive (House Number) (Street) Nashville, TN 37214 (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 18TH day of JULY, 19 77

Robert H. Crouch, Jr. Robert H Crouch Jr

Lucette W. Crouch Lucette W Crouch

BOOK 5173 PAGE 266

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Crouch, Jr. and wife Lucette W. Crouch

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 18TH day of JULY, 19 77.

Commission expires 2-21-79

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

E 15401

WARRANTY DEED

FROM
Robert H. Crouch, Jr.

TO
John D. Ryan

IDENTIF. REFERENCE

JUL 20 9 55 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

JUL 20 77	CONV	31,550.00			
JUL 20 77	S'TAX		B*	81.90	
JUL 20 77	PR'FEE		B*	.50	
JUL 20 77	W'DEED		B*	4.00	* 86.40