BOOK 5219 PAGE 96

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31900.00

W. John Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 77

Judi M. Lewis
Notary Public

MY COMMISSION EXPIRES: My Comission Expires Aug 2, 1980
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
~~Nashville, Tennessee~~ 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. JOHN RYAN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	To Be assgn
705-07 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Nelson C. Andrews and wife, Sue Andrews

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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 15 fronts 85 feet on the westerly margin of Kendall Drive and extends back 179.15 feet on the southerly line and 186.4 feet on the northerly line to a line in the rear which measures 85 feet thereon.

Being part of the same property conveyed to Nelson C. Andrews and wife, Sue Andrews by deed from Brookside Court No. 3, Inc., of record in Book 5044, page 703, Register's Office for Davidson County, Tennessee.

Nelson C. Andrews and wife, Sue Andrews conveys their interest in the easements granted to them by Maureen Hamm Lieb of record in Book 5154, page 280; and from Steven J. Eskind and wife, Laurie Gold Eskind of record in Book 5172, page 478, said Register's Office.

unimproved ( )
This is improved (X) property, known as 705-07 Kendall Drive (House Number) (Street) Nashville (P. O. Address) 37209 (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 4th day of November, 19 77

Nelson C. Andrews

Sue Andrews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson C. Andrews and wife, Sue Andrews

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 4th day of November 1977

Commission expires My Commission Expires Aug 2, 1980

Judy S. Weeks
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

11236 7-2

WARRANTY DEED

FROM

Nelson C. Andrews and wife,

Sue Andrews

TO

W. John Ryan and wife,

Debra A. Ryan

E 35222

IDENTIF. REFERENCE

Nov 4 2 46 PM '77

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

NOV-4-77	CONV	31,900.00			
NOV-4-77	S'TAX		B*	32.94	
NOV-4-77	PR'FEE		B*	.50	
NOV-4-77	W'DEED		B*	4.00	* 87.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.