BOOK 5231 PAGE 742

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,308.13

Michael D. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 77.

Notary Public

MY COMMISSION EXPIRES: June 30 1981

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
Michael D. Ryan (NAME)	Commerce Union Bank (NAME)	3D 44984
2207 Weona Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	84-10
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	56

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, Wayne S. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Ryan et ux Patricia 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. 289 on the Plan of MAPLECREST SUBDIVISION, which is of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantor, Wayne S. Martin by deed of record in Book 5108, Page 242, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any existing restrictions and/or easements.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5108, Page 244, of the Register's Office for Davidson County, Tennessee, to Commerce Union Bank.

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

unimproved ( )
This is improved (X) property, known as 2207 Weona 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 hand s this 8th day of December, 19 77

WAYNE S. MARTIN: Wayne S Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne S. Martin

the bargainor S, with whom I am personally acquainted, and who acknowledged that ~~they~~ HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davis County, Nashville, Tennessee, this 9TH day of December 1977

Commission expires April 30, 1980

Notary Public

STATE OF TENNESSEE }

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
WAYNE S. MARTIN ET UX

TO
MICHAEL D. RYAN ET UX

PATRICIA RYAN

E 4 1 0 5 3

IDENTIF. REFERENCE

DEC 9 12 35 PM '77

FELIX [illegible] REGISTER
DAVIDSON [illegible] TENN.

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

DEC-77	CONV	21,308.13			
DEC-77	S'TAX		B*	55.38	
DEC-77	PR'FEE		B*	.50	
DEC-77	W'DEED		B*	4.00	* 59.88