BOOK 5242 PAGE 379

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Leonard Nokes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 78

Notary Public

MY COMMISSION EXPIRES: 5/08/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 American Trust Building, Nash., Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD NOKES, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	15DZ-08610
1130 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. Suite 300 (STREET ADDRESS)	Map: 72-7
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par: 78

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, ROY L. RYAN and wife, PEARL E. RYAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD NOKES and wife, MILDRED I. NOKES

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 the westerly one-half or fifty (50) feet of Lot No. 9 on the Plan of Inglewood Place, as of record in Book No. 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID westerly one-half or fifty (50) feet of Lot No. 9 fronts 50 feet on the southerly side of Kirkland Avenue and extends back on its east line 176.4 feet and on its west line 178.7 feet to a dead line, and shows fifty (50) feet on said dead line.

BEING the same property conveyed to Roy L. Ryan and wife, Pearl E. Ryan, by deed from Harry W. Peffen, Harry W. Peffen, Jr., C. A. Peffen, Mary Josephine Peffen Schmitt, Delores Peffen Wilson and Francis Peffen Austin, all the heirs at law of Rose C. Peffen, deceased of record in Book 4818, Page 564, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1130 Kirkland Avenue, Nashville, TN 37206
(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 5th day of January, 1978

x Roy L. Ryan
Roy L. Ryan

x Pearl E. Ryan
Pearl E. Ryan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY L. RYAN and wife, PEARL E. RYAN

the bargainorS, 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 5th day of January 19 78.

Commission expires 5/08/78

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

WARRANTY DEED

FROM ROY L. RYAN et ux

TO PEARL E. RYAN

MILDRED I. NOKES

E 45747.

IDENTIF. REFERENCE

JAN 11 2 37 PM '78

This Instrument Prepared By:
WILLIAM D. CASTELMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9

JAN 11 78	CONV	23,000.00			
JAN 11 78	S'TAX		B*	59.80	
JAN 11 78	PR'FEE		B*	.50	
JAN 11 78	W'DEED		B*	4.00	* 64.30