ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Marvin Wayne Ryan, Jr. (NAME)	Lomas & Nettleton Company (NAME)	30 085 35
2206 Larimore Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 95-11
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia 23407 (CITY) (STATE) (ZIP CODE)	Par. 74

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) --

DOLLARS

cash in hand paid the receipt and sufficiency of which is hereby acknowledged, and assumption of the unpaid balance of a promissory note to Lomas & Nettleton Company and secured by a Deed of Trust of record in Book 3568, page 424, Register's Office of Davidson County, Tennessee.

FEB-9	CONV	14,000.00			
FEB-9	S'TAX		B*	36.40	
FEB-9	PR'FEE		B*	.50	
FEB-9	W'DEED		B*	4.00	* 40.90

Marvin Wayne Ryan, Sr. and wife, Rose Marie Ryan
have bargained and sold, and by these presents do transfer and convey unto the said
Marvin Wayne Ryan, Jr. and wife Charlotte Ryan,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 74 on the plan of Cloverdale, Section 2, of record in Book 2133, page 58, Register's Office for said county, and being more particularly described as follows:

Said Lot No. 74 fronts 94 feet on the easterly side of Larimore Drive and runs back between lines 218.5 feet on the southerly line and 214.4 feet on the northerly line, to a dead line on which it measures 68 feet.

Being the same property conveyed to Marvin Wayne Ryan, Sr. and wife Rose Marie Ryan by Warranty Deed from Thomas Jerome Abernathy and wife Mary Peters Abernathy, Roy Arnold Williams and wife, Melanie L. Williams, and Minor E. Williams, of record in Book 4295, page 721, Register's Office of Davidson County, Tennessee.

It is further understood and agreed that said property is subject to restrictive covenants and easements of record in Book 2149, page 525, and as shown on the plan of record in Book 2133, page 58, Register's Office of Davidson County, Tennessee, and subject to 1978 real property taxes, a lien, not yet due and owing.

This is improved (XX) unimproved ( ) property, known as 2206 Larimore Drive (House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 7th day of Feb., 1978.

Marvin Wayne Ryan Sr. — Rose Marie Ryan

Marvin Wayne Ryan, Sr. — Rose Marie Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, James E. Hicks, a Notary Public in and for said County and State, the within named Marvin Wayne Ryan Sr. and wife Rose Marie Ryan

the bargainor, 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, this 7th day of Feb., 1978.

My commission expires 5-19-80 Notary Public James E. Hicks

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Marvin W. Ryan Sr

Sworn to and subscribed before me
this 6th day of February, 1978.

My commission expires Notary Public E. Barnes Dep. Reg.

This instrument was prepared by:

Name	Address
Roland M. Lowell, Attorney	618 United Am. Bank Bldg. Nashville, Tennessee 37219

WARRANTY DEED

FROM Marvin Wayne Ryan, Sr. Et Ux

TO Marvin Wayne Ryan, Jr. Et Ux

E 49881

IDENTIF. REFERENCE

FEB 9 2 30 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219