WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Raymond O. Litwiler (NAME)	Same (NAME)	302-61632
3047 Boulder Park Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 96-14
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par 225

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5173, page 267, Register's Office for Davidson County, Tennessee.

We, John D. Ryan and wife, Violet M. Ryan

have this day bargained and sold, and do hereby transfer and convey unto the said

Raymond O. Litwiler and wife, Judy A. Litwiler

their ~~XXXXX~~ (successors), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, 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 John D. Ryan and wife, Violet M. Ryan by deed from Robert H. Crouch, Jr. and wife, Lucetta M. Crouch of record in Book 5173, page 265, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,930.78

Subscribed and sworn to before me, this the 24th day of March, 19 78

My commission expires: 6/7/78 (Affix Seal)

X Raymond O. Litwiler
Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Raymond O. Litwiler and wife, Judy A. Litwiler,

their ~~XXXXXXX~~ (successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Raymond O. Litwiler and wife, Judy A. Litwiler, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Violet M. Ryan

This Instrument Was Prepared By

Lewis W. Pedigo

Of The Law Firm Pedigo & Haddon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Odell Binkley Jr. *, a Notary Public in and for said County and State,* John D. Ryan and wife, Violet M. Ryan *the within named 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* 24th *day of* March, *19* 78

Odell Binkley Jr. *Notary Public*

Commission expires 6/7/80

ODELL BINKLEY, JR. • NOTARY PUBLIC • DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

MAR 30 78 CONV 35,930.78
MAR 30 78 S'TAX B* 93.34
MAR 30 78 PR'FEE B* .50
MAR 30 78 W'DEED B* 4.00 * 97.84

WARRANTY DEED

FROM

JOHN D. RYAN, ET UX

TO

RAYMOND O. LITWILER, ET UX

E 57.03.0

IDENTIF. REFERENCE

MAR 30 10 22 AM '78

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON