FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000

John S. Ryder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 1978.

Betty G. Chesman
Notary Public

MY COMMISSION EXPIRES: 8/15/79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN S. RYDER, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	8DZ-48625
608 Starlit Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Map 102-16
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	Par 26

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, W. EUGENE PIPKIN and wife, SHIRLEY D. PIPKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN S. RYDER and wife, DIANE H. RYDER

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. 241 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's office for Davidson County, Tennessee.

SAID Lot No. 241 fronts 160 feet on the north margin of Starlit Road and extends back 290.2 feet on the east line and 297.3 feet on the west line, to a line in the rear which is a broken line on which it measures 161.6 feet.

BEING the same property conveyed to W. Eugene Pipkin and wife, Shirley D. Pipkin by deed from George Gianikas and John C. Beasley of record in Book 4919, page 624, Register's Office for Davidson County, Tennessee.

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 to Guaranty Mortgage Company, of record in Book 4919, page 626, Register's Office for DAvidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 608 Starlit Road, Nashville, Tennessee 37205
(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 1st day of June, 19 78

W. Eugene Pipkin

Shirley D. Pipkin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named W. EUGENE PIPKIN and wife, SHIRLEY D. PIPKIN

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 1st day of June 19 78.

Commission expires 8/15/79

Betty G. Ehresman
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
W. EUGENE PIPKIN, et ux

SHIRLEY D. PIPKIN

TO
JOHN S. RYDER, et ux

DIANE H. RYDER

PLEASE FILE BOX "7"

E 6 9 2 2 7

IDENTIF. REFERENCE

JUN 6 8 33 AM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-6 78	CONV	90,000.00			
JUN-6 78	CONV	20,000.00			
JUN-6 78	S'TAX		B*	286.00	
JUN-6 78	PR'FEE		B*	.50	
JUN-6 78	W'DEED		B*	4.00	* 290.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.