BOOK 5330 PAGE 89

This instrument prepared by: Julius G. Schneider
4701 Trousdale Nashville Tn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. or Mrs. J. L. Ryan (NAME)	Mr. or Mrs. J. L. Ryan (NAME)	104-15
2513 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	2513 Sunset Place (STREET ADDRESS)	114
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37212 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

and other good and valuable consideration, the receipt of which is acknowledged as having been paid over a number of previous years

Mrs. Beverly W. (Catherine Ryan) Waddey

has ~~XX~~ does ~~XX~~ *this day bargained and sold, and hereby transfer and convey unto the said*

J. Linus Ryan and wife, Julia B. Ryan their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly portion of Lot No. 25 of the Sunset Park Subdivision as recorded in Book 332, Page 132, Register's Office of Davidson County, and being more fully described as beginning at the northwest corner of said lot No. 25 and running easterly forty-nine (49) feet to a point on the northerly boundary of lot No. 25; thence southerly one hundred sixty and one half (160.50) feet to a point in the southerly boundary of said lot No. 25; thence forty-nine (49) feet westerly to the southwest corner of said lot No. 25; thence northerly to the point of beginning.

And being a portion of the property conveyed to L. M. Mongold by deed of Frank L. Smith and Mrs. Loula May Smith of record in Book 432, Page 495, R.O.D.C. and being bequeathed to Mrs. L. M. (Marian Fogarty) Mongold by will of L. M. Mongold, deceased, of record in Will Book 52, Page 393, of the County Court of Davidson County, Tennessee and being the same property conveyed to Mrs. Beverly W. (Catherine Ryan) Waddey from Mrs. L. M. (Marian Fogarty) Mongold by deed of record in Book 1102, Page 31, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 23 day of August, 1978

My commission expires Sept. 16, 1978 (Affix Seal)

Affiant J. Linus Ryan

Notary Public Margaret P. Sharp

This is ~~XXXXXXXXXX~~ property, known as 2513 Sunset Place (House Number) (Street) Nashville, Tenn. 37212 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 J. Linus Ryan and wife, Julia B. Ryan their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Linus Ryan and wife, Julia B. Ryan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 23rd *day of* August, 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.*

Mrs. Beverly W. (Catherine Ryan) Waddey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margaret R. Sharp, *a Notary Public in and for said County and State,* Mrs. Beverly W. (Catherine Ryan) Waddey

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 23 *day of* August, *19* 78

Margaret R. Sharp *Notary Public*

Commission expires Sept 16, 1978

NOTARY PUBLIC DAVIDSON COUNTY

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.....

AUG25 78	CONV	15,000.00			
AUG25 78	S'TAX		B*	39.00	
AUG25 78	PR'FEE		B*	.50	
AUG25 78	W'DEED		B*	4.00	* 43.50

WARRANTY DEED

FROM MRS. BEVERLY W. (CATHERINE RYAN) WADDEY

TO J. LINUS RYAN and wife, JULIA B. RYAN

E 85128

IDENTIF. REFERENCE

AUG 25 3 47 PM '78

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238