This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5333 PAGE 229

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ralph E. Fuson, Sr. et ux	Third National Mortgage Company	Map 146-12
(NAME)	(NAME) P. O. Box 2628	Parcel 146
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Ralph E. Fuson, Sr. and wife, Josephine Fuson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Ralph E. Fuson, Sr. and wife, Josephine Fuson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $32,250.00, secured by deed of trust of record in Book 5082, page 32, Register's Office for Davidson County, Tennessee,

We, Kelley E. Ryan and wife, Kathleen D. Ryan

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph E. Fuson, Sr. and wife, Josephine Fuson, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:
Being Lot No. 229, on the Plan of Crieve Hall Estates, Section II, as of record in Book 2133, page 45, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Trousdale Drive, at the corner of Lots Nos. 229 and 230; thence along the margin of said Drive, in a northerly direction, 177.66 feet to a monument; thence around a curve, in a northeasterly direction, 39.27 feet to a monument in the south margin of Barrywood Drive; thence with the margin of said Drive, easterly 190 feet to a monument; thence South along the rear line of Lot No. 229, 147.5 feet to the corner of Lots 229 and 230; thence with the line between said lots, west 205.4 feet to the point of beginning.

Being the same property conveyed to Kelley E. Ryan and wife, Kathleen D. Ryan by deed from Jack M. Jones and wife, Linda S. Jones of record in Book 5082, page 30, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, anchor easement, 50-foot building setback line from Trousdale Drive, and 30-foot setback line from Barrywood Drive, and conditions of Owner's Certificate of record in Book 2133, page 45, said Register's Office; and restrictive covenants of record in Book 2146, page 138, as amended in Book 2153, page 523, 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 $ 51,000.00

Subscribed and sworn to before me, this the 30th day of August 19 78

Affiant Ralph E. Fuson, Sr.

My commission expires: 4/14/82 (Affix Seal)

Notary Public Nancy L. Fox

This is unimproved ( ) improved (XX) property, known as 5032 Trousdale Drive (House Number) (Street) Nashville, Tennessee 37220 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 Ralph E. Fuson, Sr. and wife, Josephine Fuson, their *(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 for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph E. Fuson, Sr. and wife, Josephine Fuson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *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.*

Kelley E. Ryan
Kelley E. Ryan

Kathleen D. Ryan
Kathleen D. Ryan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5333 PAGE 230

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kelley E. Ryan and wife, Kathleen D. Ryan

*the within named bargainor*s, wi th *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* 30th *day of* August, *19* 78

Nancy L. Kahl
Notary Public

Commission expires 4/18/82

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 .....

SEP-1 78	CONV	51,000.00			
SEP-1 78	S'TAX		B*	132.60	
SEP-1 78	PB'FEE		B*	.50	
SEP-1 78	W'DEED		B*	4.00	* 137.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
9/235/19

WARRANTY DEED

FROM
Kelley E. Ryan et ux

TO
Ralph E. Fuson, Sr. et ux

E 86595

IDENTIF. REFERENCE

SEP 1 2 49 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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