WARRANTY DEED

BOOK 5387 PAGE 113

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,865.00

Roy A. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 79.

Notary Public

MY COMMISSION EXPIRES: 5-7-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, Attorneys At Law 107 Donelson Pk, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Ryan et ux (NAME)	Kentucky Mortgage Company, Inc. (NAME)	3D 12855
208 Blanchard Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 13013 (STREET ADDRESS)	95-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	128

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, ROY A. WILLIAMS, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. RYAN and wife, PATRICIA O. RYAN

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. 72 on the Plan of Eva Mor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy A. Williams, a single person, by deed from Larry O. Robinson and wife, Tonita Ann Robinson, of record in Book 5373, page 993, said Register's Office.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

The Grantees herein assume and promise to pay an obligation owed to Kentucky Mortgage Company, Inc.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This deed prepared from documents and instruments provided by the parties.

unimproved ( )
This is improved (X) property, known as 208 Blanchard Place, Nashville, Tennessee
(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 my hand this 18th day of January, 19 79

Roy A. Williams
ROY A. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy A. Williams

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

Witness my hand and official seal at Nashville, Tenn. this 18th day of January, 1979

Commission Expires 5-18-81 Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

F. I. 0 4 6 2

IDENTIF. REFERENCE

JAN 19 12 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 19 ☑	CONV	31,865.00			
JAN 19 ☑	S'TAX		B*	82.94	
JAN 19 ☑	PR'FEE		B*	.50	
JAN 19 ☑	W'DEED		B*	4.00	* 87.44

WARRANTY DEED

FROM
ROY A. WILLIAMS

TO
MICHAEL D. RYAN et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York