ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Patricia A. Ryan (NAME)	Same (NAME)	Map 94-1
1500 Sevier Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 397
Nashville, Tenn. 37206 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	23W-01548

WARRANTY DEED

For and in consideration of the sum of Twenty One Thousand Five Hundred----------
----------($21,500.00)---------- DOLLARS
of which $3,441.06 has been paid in cash and for the remainder the grantee hereby assumes the payment of a note to Tennessee Housing Development Agency, with an unpaid balance of $18,058.94, payable at the office of Commerce Union Bank, secured by a deed of trust recorded in Book 5263, Page 944, Register's Office for Davidson County, Tennessee;

David E. Welch and wife, Shelia Welch,
have bargained and sold, and by these presents do transfer and convey unto the said Patricia A. Ryan

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 102 on the Plan of Shelby Village, No. Two, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 102, which is a corner lot, fronts 77.2 feet on the margin of 15th Street South and fronts 65.4 feet on the northwesterly margin of Sevier Court, said frontages being joined by a curve having a length of 40.4 feet, and extends back 94.2 feet on the northwesterly line and 83.4 feet on the northeasterly line to a point of intersection.

BEING the same property conveyed to David E. Welch and wife, Shelia Welch, by deed of record in Book 5263, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all recorded easements.

2-12-79
ALC.40

2461

unimproved ( )
This is improved (X) property, known as 1500 Sevier Court, Nashville, Tenn. 37206
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 12th day of February, 19 79.

David E. Welch
Shelia D. Welch

BOOK 5394 PAGE 334

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Welch, Shelia Welch

the bargainor S, 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 12th day of February, 19 79.

My commission expires 6-7-80 Notary Public Frank J. Hostetter Jr.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Nashville

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Patricia A. Ryan

Sworn to and subscribed before me this 12th day of February, 19 79.

My commission expires 6-7-80 Notary Public Frank J. Hostetter Jr.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
JACOBS H. DOYLE, ATTORNEY, 428 STAHLMAN BUILDING, NASHVILLE, TENN. 37201
Name Address

WARRANTY DEED

FROM DAVID E. WELCH, ET UX

TO PATRICIA A. RYAN

F. 1. 3 7. 0. 3.

IDENTIF. REFERENCE

FEB 12 11 25 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219