This instrument prepared by:

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

BOOK 5438 PAGE 300

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra E. Ryman and Ernest G. Ryman	First Tennessee Bank N. A. Memphis	133-79
(NAME)	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Sandra E. Ryman and Ernest G. Ryman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Clarence W. Russell and wife, Sarah Ann Russell

have this day bargained and sold, and do hereby transfer and convey unto the said Sandra E. Ryman and Ernest G. Ryman

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being a part of the Curtis E. Boylin property, now the M.D. Hale property described as Tract "C" in the survey made by Hickerson-Miller, Surveyors, November 9, 1956, as follows: Beginning at an iron pin 593.1 feet southerly from Paragon Mills Road on the westerly margin of Jonquil Drive; thence south 89 deg. 45' west 197.6 feet to an iron pin; thence north 2 deg. east 516 feet to a concrete monument; thence south 31 deg. 30' east 90.2 feet to an iron pin; thence south 19 deg. 30' east 157.6 feet, crossing a pond to an iron pin; thence south 8 deg. 30' west 85 feet to a point; thence south 81 deg. 30' east 120 feet to a point in the westerly margin of Jonquil Drive; thence along the westerly margin of said Drive south 8 deg. 30' west 189 feet to the point of beginning.

Being the same property conveyed to Clarence W. Russell by deed from Jack Hicks, Trustee of record in Book 5372, page 424, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 66,700.00

Subscribed and sworn to before me, this the 17 day of May 19 79

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 4841 Jonquil Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17 *day of* May 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence W. Russell

Clarence W. Russell

Sarah Ann Russell

Sarah Ann Russell

This instrument prepared by:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, NANCY L KOTA, *a Notary Public in and for said County and State,* Clarence W. Russell and wife, Sarah Ann Russell

*the within named 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* 17th *day of* May, 19 79

Nancy L Kota
Notary Public

Commission expires 4/18/82

NANCY L KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

D 236187

FROM
Clarence W. Russell and wife, Sarah Ann Russell

TO
Sandra E. Ryman and Ernest G. Ryman

4101 05/21 177.90- CHECK

F 30352

IDENTIF. REFERENCE

MAY 21 3 25 PM '79

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

This instrument prepared by:

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5438 PAGE 302

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66700.00- CO	
			173.42 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	177.92-
4101A05/21/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30352

IDENTIF. REFERENCE

MAY 21 3 25 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685196