79-8-31

FORM NO. WD-1

BOOK 5496 PAGE 987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

George E. Weiss, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 1979.

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 1208 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD L. JONES (NAME)	OWNER (NAME)	69-2-4
5161 B. Walmsley Court, 1st (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-55270
AB-GP Andrews Air Force Base, Maryland 20335 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ANDREW J. RYAL AND WIFE, LERA D. RYAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. JONES AND WIFE, ALICE H. JONES

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. 28 on the Plan of Enchanted Hills, Section One, as of record in Book 3300, Page 96, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Drakes Branch Road at the common front corner of Lots Nos. 27 and 28; thence with said margin of said road, southwestwardly 118.29 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, northwestwardly 37.26 feet to a concrete monument in the northeasterly margin of Enchanted Circle; thence with said margin of said Circle; northwestwardly 197 feet to a concrete monument; thence North 35 deg. 14' East 208.82 feet to a concrete monument at the common rear corners of Lot Nos. 27 and 28; thence with the line between said lots, southwestwardly 252.89 feet to the point of beginning.

BEING the same property conveyed to Andrew J. Ryal and wife, Lera D. Ryal by deed from N. H. Barker and H. H. Chitwood of record in Book 3529, Page 122, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3467, Page 224, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as Drakes Branch Road, 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 our hand s this 7th day of September, 19 79

Andrew J. Ryal
ANDREW J. RYAL

Lera D. Ryal
LERA D. RYAL

STATE OF TENNESSEE
Davidson County

BOOK 5496 PAGE 988

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Ryal and wife, Lera D. Ryal

the bargainors, 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 7th day of September 1979

Commission expires 11-7-79

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

TO

F-51333

IDENTIF. REFERENCE

SEP 11 3 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5496 PAGE 989

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1300.00- CO
.50 PRFEE
40.00- CHECK

0697A05/11/79 BL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 1 3 3 3

IDENTIF. REFERENCE

SEP 11 3 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711018