8782 10/16 110.50- CHECK

5514 554 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Ruth D. Ferrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th. DAY OF October, 19 79

Notary Public

MY COMMISSION EXPIRES: 7/11/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, 20TH. FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth D. Ferrell (NAME)	Realty Mortgage Inc. (NAME)	147-16
4930 Raywood Lane (STREET ADDRESS OR ROUTE NUMBER)	6755 Peachtree Industial Blvd. Suite 200 (STREET ADDRESS)	127
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30360 (CITY) (STATE) (ZIP)	5DU 40081

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, MARC R. KRIVANEC and wife, KATHY J. KRIVANEC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH D. FERRELL

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:

LAND in Davidson County, Tennessee, being Lot No. 209 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

SAID Lot No. 209 fronts 78 feet on the easterly side of Raywood Lane and runs back 200.7 feet on the northerly line and 198.0 feet on the southerly line to a dead line in the rear on which it measures 76.4 feet.

BEING the same property conveyed to Marc R. Krivanec and wife, Kathy J. Krivanec, by Deed from Sheila S. Cole Carrigan, of record in Book 5079, page 568, said Register's Office.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 14, 1976 and filed for record October 19, 1976 in the Office of the recorder of Deeds of Davidson County, Tennessee, in Book 5079, page 568, and note of even date thereby secured, in the original principal amount of $26,000.00, payable to Realty Mortgage Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

THE grantee further hereby assumes the obligations of Marc R. Krivanec, et ux, Kathy J. Krivanec, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 4930 Raywood Lane, Nashville, Tennessee 37211
(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 10th day of October, 19 79

Marc R. Krivanec

Kathy J. Krivanec

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc R. Krivanec and wife, Kathy J. Krivanec

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 10th. day of October 19 79

Commission expires 10/17/82

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
MARC R. KRIVANEC, et ux

KATHY J. KRIVANEC

TO
RUTH D. FERRELL

PLEASE FILE BOX "7"

F. 5 7 8 0 9

IDENTIF. REFERENCE

OCT 16 9 38 AM '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

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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

40000.00- CO
104.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
B782A10/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 57809

T
IDENTIF. REFERENCE

OCT 16 9 38 AM '79

FELIX Z. WILSON
DAVIDSON CO., TENN.

No. 718874