WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 66,154.93

James L. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1980.

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. RYAN, et ux (NAME)	SECURITY PACIFIC MTGE. CORP. (NAME)	25-12
108 Dora Drive (STREET ADDRESS OR ROUTE NUMBER)	2460 West 26th Avenue (STREET ADDRESS)	68
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	GO 16506

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, VIRGIL BRYAN and wife, PEGGY A. BRYANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. RYAN and wife, JUDITH F. 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. 10 on the Plan of Section Two, Ranchwood Estates, of record in Book 3600, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 189.95 feet on the southeasterly margin of Dora Drive and extends back 212.2 feet on the northeasterly line and 210.5 feet on the southwesterly line to a dead line in the rear, measuring 189.66 feet thereon.

Being the same property conveyed to Virgil Bryant and wife, Peggy A. Bryant by deed from Brenda Hastings, a single person, of record in Book 5448, page 250, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 108 Dora Drive, Goodlettsville, Tn. 37072
(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 15th day of August, 1980

Virgil Bryant
VIRGIL BRYANT

Peggy A. Bryant
PEGGY A. BRYANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5639 PAGE 794

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

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 Goodlettsville, Tennessee this 15th day of August, 19 80

Commission Expires October 17, 1982 Douglas R Berry 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

G 0 3 3 9 7

IDENTIF. REFERENCE

Aug 20 9 54 AM '80

FELIX Z. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
VIRGIL BRYANT, et ux

TO
JAMES L. RYAN, et ux

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5639 PAGE 795

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
			66154.93- CO	
			172.12 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	178.62-
6862A	08/20/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03397

T
IDENTIF. REFERENCE

AUG 20 9 54 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 774902