1367 02/24 159.64- CHECK

BOOK 5713 PAGE 791

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,936.50

x Robert L Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1981.

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-12-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney At Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Ryan (NAME)	Mortgage Corp. of the South (NAME)	5 DU 03678
3744 Faulkner Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1847 (STREET ADDRESS)	147-8
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	143

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, Dorris L. Faircloth and wife Phylis Faircloth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Ryan and wife Gladys I. 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Hillbrook Section III, of record in Book 3300, Page 84, Register's Office for said County.

Said Lot No. 137 fronts 94 feet on the easterly side of Faulkner Drive and extends back 159.8 feet on the northerly line and 131.8 feet on the southerly line which is a broken line, to a dead line in the rear on which it measures 57.3 feet.

Being the same property conveyed to Dorris L. Faircloth by Deed from Richard L. Rohling and wife, Doris Ann Rohling of record in Book 5096, Page 366, Register's Office for said county.

The said Phylis Faircloth hereby joins in conveyance to convey any and all rights she may have, especially her marital rights.

This conveyance is subject to a Deed of Trust of record in Book 5096, Page 368, Register's Office for Davidson County, Tennessee, securing payment of a promissory note to Mortgage Corporation of the South with a present unpaid balance of approximately $32,678.50 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan and hazard insurance are hereby transferred to Grantees.

This conveyance is subject to any and all existing easements of record.

This is { unimproved / improved (X) } property, known as 3744 Faulkner Drive (House Number) (Street) Nashville, (P. O. Address) TN (City or Town) 37211 (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 24th day of February, 19 81

Dorris L. Faircloth Dorris L Faircloth

Phylis Faircloth Phylis Faircloth

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 Dorris L. Faircloth et ux Phylis Faircloth

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 24th day of February 19 81

Commission expires 1-22-84

Mary B Tipton
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
Dorris L. Faircloth et ux

Phylis Faircloth

TO
Robert L. Ryan et ux

Gladys I. Ryan

G 30510 ESM

IDENTIF. REFERENCE

FEB 24 2 15 PM '81

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

RECEIVED OF _____

FOR _____

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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
			58936.50- CO	
			153.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 159.64-	
1367A02/24/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30510

IDENTIF. REFERENCE

FEB 24 2 15 PM '81

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808203