9827

H 0 9 2 7 2

IDENTIF. REFERENCE

SEP 21 9 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5939 PAGE 543

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

Billy D. Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 19 82

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia S. Spicer, Attorney
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy D. Ingram et ux (NAME)	Tennessee Housing Development Agency (NAME)	73-5-104
2323 Shadow Lane (STREET ADDRESS OR ROUTE NUMBER)	c/o National Mortgage Company 4041 Knight Arnold Road (STREET ADDRESS)	15DZ 38970
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (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, Sam Howard Ryan and wife, Mattie E. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy D. Ingram and wife, Shearon C. Ingram

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. 12 on the plan of Riverwood Heights Subdivision, of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 12 fronts 75 feet on the northerly margin of Shadow Lane and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Sam Howard Ryan and wife, Mattie E. Ryan by deed from Michael Ray Bogle and wife, Sheila Gail Bogle of record in Book 5310, page 264, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1583, page 145, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Sam Howard Ryan and wife, Mattie E. Ryan by Audrey Jean Patton, as their Attorney in Fact, pursuant to two recorded Powers of Attorney of record in Book 5886, page 876 for Sam Howard Ryan and Book 5886, page 877, for Mattie E. Ryan, both in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 2323 Shadow Lane, Nashville, TN 37216
(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 hands this 16th day of September, 19 82

SAM HOWARD RYAN

BY: Audrey Jean Patton
Audrey Jean Patton, Atty in Fact

MATTIE E. RYAN

BY: Audrey Jean Patton
Audrey Jean Patton, Atty in Fact

STATE OF TENNESSEE
Davidson County

BOOK 5939 PAGE 544

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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
Sam Howard Ryan and wife,
Mattie E. Ryan

TO
Billy D. Ingram and wife,
Shearon C. Ingram

Patricia S. Spicer
~~WILKINS, ADAMS & SPICER~~
ATTORNEYS AT LAW
1008 ~~100~~ FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey Jean Patton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Sam Howard Ryan and wife, Mattie E. Ryan as their Attorney in Fact as the free act and deed of the within named Sam Howard Ryan and wife, Mattie E. Ryan.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 1982.

Patricia S. Spicer
Notary Public

My Commission Expires:
7-17-83

BOOK 243

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5939 PAGE 545

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-
9827A	09/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 2 7 2

IDENTIF. T. REFERENCE

SEP 21 9 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900665