STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,153.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 84.

Deputy Register

File 7

BOOK 5253 PAGE 893

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,153.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 84

Notary Public

MY COMMISSION EXPIRES 6/24/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARLES A. RONEY, JR. (NAME)	COMMERCE UNION BANK (NAME)	150-11
3320 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	71
ANtioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D 70294

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, SHANNON E. RYALS et ux KARON C. RYALS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. RONEY, JR. et ux MARGARET RONEY

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. 179 on the Plan of Towne Village of the Country, Section Two, as of record in Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee.

SAID Lot No. 179 fronts 60 feet on the southeasterly margin of New Towne Road, and extends back 156.34 feet on the northerly line and 157.17 feet on the southerly line to a broken line in the rear measuring 113.99 feet thereon.

BEING the same property conveyed to SHANNON E. RYALS et ux KARON C. RYALS, by deed from RANDALL PHILLIPS BUILDERS, INC., of record in Book 5672, Page 88, said Register's Office for Davidson County, Tenn.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency - Commerce Union Bank, of record in Book 5672, page 91, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred. Loan is now with National Mortgage Company.

This instrument is executed by Karon C. Ryals, as Attorney in Fact for Shannon E. Ryals, pursuant to a Power of Attorney of record in the pages immediately preceeding this instrument. Shannon E. Ryals and Shannon Ryals are one and the same person.

This is unimproved ( ) improved (X) property, known as 3320 New Towne Road (House Number) (Street) Antioch (P. O. Address) Tenn. 37013 (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 9th day of March, 19 84

Shannon E. Ryals
SHANNON E. RYALS

Karon C. Ryals
KARON C. RYALS

by Karon C. Ryals
attorney-in-fact

1551 03/21 144.82- CHECK

STATE OF TENNESSEE
Davidson County

BOOK 5253 PAGE 894

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARON C. RYALS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of March 19 84

Commission expires 7/18/87

Betty G. Ehresman
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

I 10260

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

MAR 21 12 34 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of March, 1984, before me personally appeared Karon C. Ryals, to me known to be the person who executed the foregoing instrument in behalf of Shannon E. Ryals, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Shannon E. Ryals.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of March, 1984.

Betty G. Ehresman
Notary Public

My Commission Expires: 7/18/87

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6253 PAGE 895

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
			53153.05- CAMT.	
			1438.32 CSTAX	
	VB		1438.32- CSTAX	
			138.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	144.82-
1851	A	03/21/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 0 2 6 0

IDENTIF. T REFERENCE

MAR 21 12 34 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 21811