THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

BOOK 6282 PAGE 217

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY RYAN, ET UX	KENTUCKY MORTGAGE CO.	Map 73-1
(NAME)	(NAME)	
1815 RIVERWOOD DR	P.O. BOX 13013	Parcel 60
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37216	LEXINGTON, KY 40512	15DZ 36400
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars.*
cash in hand paid, and otehr good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5639, page 338, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantor harmless therefrom,

GEORGIA K. ALLEN, hereinafter referred to as Grantor, has

~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said
JERRY RYAN AND WIFE, TERESA RYAN, hereinafter referred to as Grantees,
their *(successors), heirs and assigns.*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Moss Rose Heights, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

Beginning on the easterly margin of Maxey Lane, at a point 470 feet, more or less, south of the southwest corner of the property conveyed to M. H. Estes and wife, by deed from Weakley J. Tune and wife, in Book 1132, page 195, said point being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with said lane, southwardly 60 feet to the corner of Lots 4 and 5; thence with the line between said two lots, eastwardly 170 feet; thence northwardly 65 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 170 feet to the beginning.

Being the same property conveyed to Georgia K. Allen, by deed from David Alan Easler and wife, Betty J. Easler, of record in Book 5910, page 945, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 47,262.07
Subscribed and sworn to before me, this the 30th day of April 19 84
Affiant
My commission expires: 4/19/84 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 1815 Riverwood, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees,
their *(successors),*
heirs and assigns forever I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees,
their
(successors), heirs and assigns, against the lawful claims of all persons.
Witness my *hand this* 30th *day of* April *19* 84 *, the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Georgia K. Allen
Jerry Ryan
Teresa Ryan

5/0 2774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...the undersigned..... , a Notary Public in and for said County and State, ...GEORGIA K. ALLEN; and .....JERRY RYAN AND WIFE, TERESA RYAN..... the within named bargainor ...S... , with whom I am personally acquainted, and who acknowledged that ...they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... NASHUILLE ..... Tennessee, this ...30th..... day of ..... APRIL ..... 19 84 .....

..... Notary Public

Commission expires ..... 4/19/87 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ..... , this ..... day of ..... , 19 ..... .

..... Notary Public

Commission expires .....

I I 8 9 9 8

IDENTIF. REFERENCE

MAY 1 1 05 PM '84

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
GEORGIA K. ALLEN

TO
JERRY RYAN, ET UX

SEAL

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
			47262.07- CAMT.	
			124.93 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	129.43-
			2774A05/01/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 8 9 9 8

IDENTIF. REFERENCE

MAY 1 1 05 PM '84

FILED
DAVIDSON CO. TN

No. 32403