FORM NO. WD-1

BOOK 6459 PAGE 417

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,750.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/19/87

(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
PENNY J. RAGSDALE (NAME)	S A M E (NAME)	7DA 36175
2421 Valleybrook Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117-9, 71
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(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, JAMES H. RYAN, JR., et ux MARION GRAY RYAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PENNY J. RAGSDALE, a single person

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. 7 of Block 9 on the Plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County and described according to a new plan of record in Book 1130, Page 99, said Register's Office, as follows:

BEGINNING on the southerly margin of Valley Brook Road, at the corner of Lots Nos. 6 and 7; thence with the line between said lots, southwardly 194.6 feet; thence southwardly 79.4 feet; thence westwardly 92.1 feet; thence westwardly 63.9 feet to a line between lots Nos. 7 and 39; thence northwestwardly 311.7 feet to the southerly margin of Valley Brook Place; thence eastwardly 69.2 feet to the beginning of a curve; thence around said curve, southeastwardly 29.94 feet to the southerly margin of Valley Brook Road; thence with the southerly margin of said Road, 89.36 feet; thence southeastwardly 165.54 feet to the point of beginning.

BEING the same property conveyed to James H. Ryan, Jr., and wife, Marion Gray Ryan by deed from Third National Bank in Nashville, Trustee under the will of G. A. Puryear, Sr., of record in Book 1539, page 140, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2421 Valleybrook Road, Nashville, Tennessee 37215
(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 21st day of DECEMBER, 19 84

James H. Ryan Jr.
JAMES H. RYAN, JR.

Marion Gray Ryan
MARION GRAY RYAN

STATE OF TENNESSEE
Davidson County

BOOK 6459 PAGE 418

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES H. RYAN, JR., and wife, MARION GRAY RYAN,

the bargainors, 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 21st day of DECEMBER 19 84

Commission expires 4/19/87

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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIF. REFERENCE

DEC 28 8 27 AM '84

FEES & TAXES COLLECTED
REGISTER
DAVIDSON COUNTY, TN

17305

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

RECEIVED OF _____

FOR _____

BOOK 6459 PAGE 419

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

148750.00- CAMT.
386.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 393.12-
8935A12/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 0 0 5.

T
IDENTIF. REFERENCE

Dec 28 8 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96668