BOOK 7091 PAGE 431

F. 6 31 30

This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

New Owners:	Send Tax Bill	Map-Parcel No.:
Charles D. Ryan, Jr., et ux, Joyce A. Ryan 4112 Brick Church Pike Whites Creek, TN 37189	Same	Map 41 Parcel 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) and other good and valuable consideration, Clifton Alford, Jr., et ux. Marie A. Alford, as GRANTORS herein, have bargained and sold and by these presents transfer and convey unto Charles D. Ryan, Jr., et ux. Joyce A. Ryan, as GRANTEES herein, their heirs and assigns, a certain tract or parcel of land with all improvements thereon, in Davidson County, State of Tennessee, described as follows:

> Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Alford Acres as shown by Plat of record in Plat Book 6250, Page 962, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Clifton Alford, Jr., et ux. Marie A. Alford by Deed of record in Book 4507, Page 102, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, and all improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. The GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. They further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 this 31st day of December, 1986.

78883

IDENTIFICATION REFERENCE

Dec 31 5 27 PM '86

REGISTER
DAVIDSON COUNTY, TN

Clifton Alford, Jr.

Marie A. Alford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a notary public, Clifton Alford, Jr., 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 office this 31 day of December, 1986.

Joan G. Murphy
Notary Public

My Commission Expires: September 11, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, Marie A. Alford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of December, 1986.

Joan G. Murphy
Notary Public

My Commission Expires: September 11, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $24,000.00.

Affiant

Sworn to and subscribed before me this the 31 day of December, 1986.

Joan G. Murphy
Notary Public

My Commission Expires: September 11, 1990

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
			240[illegible].00- CAPT.	
			67.00 STATX	
			.50 PRFE	
			6.00 MOR[illegible]	
			SHRX	73.70-
374-A	12/31/86		SAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 8 8 3

IDENTIFICATION REFERENCE

DEC 31 5 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29411