47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charles D. Ryan Et Ux (NAME)	SAME (NAME)	10D 00002
4112 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41-33
Whites Creek, TN 37189 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7174 PAGE 482

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, CLIFTON ALFORD, JR. and wife, MARIE A. ALFORD

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES D. RYAN and wife, JOYCE A. RYAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 2 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 a part of the same property conveyed to Clifton Alford, Jr., and wife, Marie A. Alford by deed of record in Book 4507, Page 102, Register's Office for Davidson County, Tennessee.

MAR 19 2 26 PM '87

IDENTIFICATION REFERENCE

05649

This is improved (X) unimproved ( ) property, known as Lot #2, Alford Acres (House Number) (Street)
Nashville, TN
(P. O. Address) (City or Town) (Zip Code)

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.

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 hands this 16th day of March, 19 87

Clifton Alford Jr.
CLIFTON ALFORD, JR.
By: Marie A. Alford Attorney in Fact

Marie A. Alford
MARIE A. ALFORD

BOOK 774 PAGE 483.

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 Clifton Alford, Jr. and wife, Marie A. Alford

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 Madison, Tennessee, this 16th day of March, 1987.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Judy D. Bynum

Sworn to and subscribed before me this 16th day of March, 1987.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

CLIFTON ALFORD, JR. AND WIFE,
MARIE A. ALFORD

TO

CHARLES D. RYAN AND WIFE,
JOYCE A. RYAN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

Book 7174 Page 484

BOOK 7174 PAGE 484

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
			200.00- CAPT 78.40 CSTAX .50 RFEE 6.00 MTGTX CHECK 74.90- 4034A 03/19/87 BRL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05849

IDENTIFICATION REFERENCE

MAR 19 2 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59112