Davidson County DEEDWARR
Recvd: 07/08/02 14:50 2pgs
Fees:13.00 Taxes:266.40

20020708-0081932

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)41032 **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$72,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 3 DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/23/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GLEN A. OLVER and **JOAN M. MOORE** **348 Woodycrest Avenue** **Nashville, Tennessee 37210**	**S A M E**	**105-16-212**

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 **I, BETTY A. RYALS, A Widow**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLEN A. OLVER and JOAN M. MOORE**

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. 125 on the Map of Section Two, Woodycrest, as of record in Book 1835, page 56, Register's Office for said County.

Said Lot No. 125 fronts 110 feet on the northwesterly side of Woodycrest Avenue and runs back 267.5 feet on the northeasterly line and 293.5 feet on the westerly line to a dead line in the rear, measuring 22 feet thereon.

Being the same property conveyed to Roland J. Ryals and wife, Betty A. Ryals by Deed from Hubert C. Hutcherson and wife, Marie N. Hutcherson of record in Book 4046, page 417, Register's Office for Davidson County, Tennessee. The said Roland J. Ryals having since died.

Unimproved ( )
This is improved (x) property, known as 348 Woodycrest Avenue, Nashville, Tennessee 37210

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 MY HAND THIS 3 DAY OF JULY, 2002.

Betty A. Ryals

BETTY A. RYALS

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 BETTY A. RYALS, A WIDOW, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3 day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

