Gullett

Davidson County DEEDWARR
Recvd: 12/22/06 10:08 3 pgs
Fees:18.00 Taxes:2220.00
20061222-0157907

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Quinetta M Ryal Affiant Subscribed and sworn to before me, this 21st day of December, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Clifford O. Richmond 3805 Bedford Ave Nashville TN 37215	New Owner	118-09-0 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **D. B. FULLER, EXECUTOR OF THE ESTATE OF ANDREW J. RYAL, JR., AND QUINETTA D. RYAL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CLIFFORD O. RICHMOND**, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract No. I:
Being parts of Lots 20 and 21, on the Plan of Oscar F. Noel's Estate called Noelton, not of record described as follows:

Beginning on the southerly margin of Noelton Lane, at the northeast corner of the property conveyed to John Ira Dodson and wife, by deed from Walter M. Williams and wife, in Book 3402, page 577, said Register's Office; thence with the southerly margin of Noelton Lane,

easterly 103 feet; thence southerly 202-1/2 feet; thence westerly 109 feet to said Dodson's southeast corner; thence with Dodson's eastern boundary line, northerly 202-1/2 feet to the beginning.

Tract No. II:
Being part of Lot No. 20 on the Plan of Oscar F. Noel's Estate, east of the Granny White Pike, called Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, September 19, 1932, as follows:

Beginning at the southeast corner of Lealand Lane and Noelton Lane, formerly Fifth Street; thence with the easterly margin of Lealand Lane, South 11 degrees West 202-1/2 feet to the northwest corner of the property conveyed to Thomas M. Holt and wife, by deed from Mackie Parrish Williams and husband in Book 971, page 446; thence with the northerly line of said Holt's property, South 84 degrees East 208 feet to a point 32 feet west of the westerly line of Lot 21; thence North 11 degrees East 202-1/2 feet to the southerly margin of Noelton Lane; thence with said Land, North 84 degrees West 208 feet to the beginning.

Being the same property conveyed to Andrew J. Ryal and wife, Lera D. Ryal, by deed from John Ira Dodson and wife, Alice Fox Dodson, dated January 30, 1968, of record in Book 4209, page 60, Register's Office for Davidson County, Tennessee. Lera D. Ryal A/K/A Lera Delores Ryal having since died on March 10, 2005, thereby vesting title in Andrew J. Ryal as surviving tenant by the entirety. Andrew J. Ryal A/K/A Andrew Jackson Ryal, Jr. having since died on March 19, 2006, and The Last Will and Testament of Andrew J. Ryal, Jr., Docket No. 06P1952, devised the subject property to his daughter, Quinetta D. Ryal.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 188, said Register's Office.

This is improved property known as 3400 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of December, 2006.

Executor of The Estate of Andrew J. Ryal

D. B. Fuller, Executor of The Estate of Andrew J. Ryal, Jr.

Quinetta D. Ryal

Quinetta D. Ryal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **D. B. FULLER, EXECUTOR OF THE ESTATE OF ANDREW J. RYAL, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **QUINETTA D. RYAL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007