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State of North Carolina
County of Buncombe,

This Indenture, made this _____ day of May, 1964

by and between

JOHN M. CHILES and wife, ANNE McDOWELL CHILES * 845- /
hereinafter called Grantors, and JOHN W. RYAN, JR., and wife, HOPE W. RYAN
* 845-4

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth; That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below), the following particularly described real estate, located in Buncombe County, North Carolina, to-wit:

Lying and being in the City of Asheville, N. C. -

BEGINNING at a stake at the point of intersection of the South Margin of Lakeview Drive with the West margin of Craggy Circle, and runs thence with said West margin of Craggy Circle, South 3 deg. 0' West 150 feet to the point of intersection of said margin of said Circle with the North margin of Holland place; thence with the North margin of Holland Place; North 58 deg. 22' West 115.68 feet to a stake, the Southeast corner of Lot No. 16-B of a plat hereinafter referred to; thence with the East line of said Lot No. 16-B, North 0 deg. 32' West 117.96 feet to a stake; thence, continuing with said line of said Lot, North 11 deg. 21' East 38.97 feet to a stake, the Northeast corner of said Lot No. 16-B in the South margin of Lakeview Drive; thence with said margin of said Drive, South 56 deg. 08' East 119.89 feet to the point or place of BEGINNING.

And being Lot No. 16-C of a plat of the sub-division of the Chiles apportionment of Lot No. 16, recorded in Plat Book No. 4, at page 34, in the office of the Register of Deeds for Buncombe County, North Carolina.

Being the same property conveyed to John M. Chiles and wife by Deed dated September, 1951, and recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Book 711 at Page 322.

This conveyance is made subject to taxes for 1964.

To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of North Carolina, County of Buncombe

I, Jessie M. Herren

JOHN M. CHILES and wife, ANNE McDOWELL CHILES
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 7th day of May, 1964.

My commission expires: My Commission Expires Aug. 5, 1964

State of

I, _____

personally appear

My commission expires



Public of said State and County, do hereby certify that

going instrument.

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Notary Public.

State of North Carolina, County of Buncombe

Each of the foregoing certificates, namely of Jessie M. Herren
a Notary or Notaries Public of the State and County designated, is adjudged to be correct. Let the instrument and the certificates be registered.

This 7th day of May, 1964.

Deputy Clerk Superior Court, Buncombe County, N. C.

Filed for registration on the day of 19....., at M.

Register of Deeds.