Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

x Edward W Bryan
Affiant

Subscribed and sworn to before me, this 16th day of April, 2001.

Notary Public
My commission expires: ~~11/30/04~~ 3-23-2002

Davidson County DEEDWARR
Recvd: 04/17/01 08:57 2pgs
Fees:11.00 Taxes:884.30
20010417-0037171

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edward W. Bryan	New Owner	171-03-0-A
5364 Fredericksburg Way West		124.00
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eileen R. Warden, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward W. Bryan and wife, Jacqueline C. Bryan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Fredericksburg, Section 6B, of record in Book 7900, Page 509, amended in Book 9700, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Eileen R. Warden by deed from Radnor Homes, Inc., dated September 19, 1997, recorded in Book 10618, Page 84, said Register's Office.
>
> Eileen R. Warden and Eileen Warden are one and the same person.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5364 Fredericksburg Way West, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of April, 2001.

Eileen Warden By Mark Alan Warden Attorney-in-Fact
Eileen Warden, by Mark Alan Warden,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Alan Warden, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Eileen Warden and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of April, 2001.

11/30/04
Commission expires

Carol R. Rivers
Notary Public

