Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/10/01 12:02 2pgs
Fees:13.00 Taxes:603.10

20011210-0135542

39-B
File #01-1683

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cherie Janine Willetts, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin M. Ryan, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Phase "5", Rolling River Estates, of record in Book 5800, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 69.37 feet on the southeasterly margin of Forest Side Court and extends back 203.86 feet on the southwesterly line and 192.79 feet on the northeasterly line to a dead line in the rear, measuring 82.96 feet thereon.

Being the same property conveyed to Cherie Janine Willetts, an unmarried person by Warranty Deed of record in Book 10906, Page 351, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1404 Forest Side Court, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of November, 2001

Cherie Janine Willetts

SARA A. MURCHISON
NOTARY PUBLIC
NEW HANOVER COUNTY, NC

State of North Carolina)
County of New Hanover)

38th CJW

On this 30th day of November, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cherie Janine Willetts, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sara A Murchison
Notary Public

My Commission Expires: 10/30/05

SARA A MURCHISON NOTARY PUBLIC NEW HANOVER COUNTY, NC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163,000.00.

Beth Thomas
Affiant

Sworn and subscribed before me on this the 30th day of November, 2001.

Shauna Daniels
Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return To:

Rudy Title & Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

NEW OWNER:
Kevin M. Ryan
1404 Forest Side Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Georgia Bank & Trust Co.
1321 Murfreesboro Rd #701
Nashville TN
37217

TAX MAP-PARCEL #:
141-15-C-33CO