Davidson County DEEDWARR
Recvd: 05/13/03 09:35 2pgs
Fees:13.00 Taxes:484.33
20030513-0063948

Name and Address of New Owner:

Paul A. Ryan at. al
105 Plantation Court, # A-3
Nashville, TN 37221

Send Tax Bills To:

Paul A. Ryan
105 Plantation Court, #A-3
NASHVILLE, TN 37221

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $130,900.00

Affiant

Subscribed and sworn to before me on this 17th day of April, 2003.

PATRICIA BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires SEPT. 24, 2005

Map & Parcel No.
142-5-A-3 CO

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Connie M. Berning James and husband, Lewis James (herein called "Grantor"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Paul A. Ryan and Tammy L. Scott (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No.A-3, together with the carport designated as No.A-3-C in River Plantation, Section Two, a condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137, said Register's Office, and described in the Master Deed of record in Book 4661, page 334, said Register's Office.

Being the same property conveyed to Connie M. Berning by deed from Buford Danley, of record in Book 10575, page 228, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the legal description of the previous deed of record.

This is improved property located at 105 Plantation Court, Unit # A-3, Nashville, TN, 37221.

Connie M. Berning and Connie M. Berning James are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 17th day of April, 2003.

Connie M. Berning James

Lewis James

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 Connie M. Berning James and Lewis James, the barginors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 17th day of April, 2003.

Notary Public

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My commission expires: 3-25-06