Davidson County DEEDWARR
Recvd: 07/16/03 09:57 2pgs
Fees:13.00 Taxes:1665.00

20030716-0099355

THIS INSTRUMENT PREPARED BY:
Thomas C. Scott
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 2100
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 3/27/2004

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Donald T. Brothers and Donald T. Brothers Trustee 4505 Harding Road, Unit 162 Nashville, TN 37205	Same	Map 34-15 Parcel 12

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **Michael N. Ryan and wife Lynda K. Ryan**, (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Donald T. Brothers, individually and Donald T. Brothers Trustee of the Peggy W. Brothers Family Trust under Trust Agreement of July 13, 1994 as tenants in common each to own a fifty percent (50%) interest** (AGrantees"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Rivergate Industrial Park, Section 2, which is of record in Plat Book 6900, page 239, Register=s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael N. Ryan and wife Lynda K. Ryan by deed of record in Book 7800, page 817, Register's Office for Davidson County, Tennessee.

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, representatives and assigns forever.

And the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 2003 taxes which have been prorated and are assumed by the Grantee and matters shown on the plat recorded in Book 6900, page 239, Register's Office for Davidson County, Tennessee.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of 15 JULY, 2003.

Michael N. Ryan

Lynda K. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael N. Ryan and wife Lynda K. Ryan**, the bargainors with whom I am personally acquainted (or proved to me in 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 office this 15th day of July, 2003.

Notary Public

My Commission Expires: 7/26/03.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE