Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/31/03 11:04 1pgs
Fees:13.00 Taxes:610.50

20031031-0160135

WARRANTY DEED

Preparer's File #-03J1271

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2003.

(Affix Seal) Notary Public

My Commission Expires: 7-28-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory N. Ryan and Julia A. Ryan	Franklin American Mortgage Co.	132-9-4
1005 Glendale Lane	501 Corporate Center, suite 400	
Nashville, Tennessee 37204	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAYE L. SGARLATA and Husband, PAT RYAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GREGORY N. RYAN AND WIFE, JULIA A. RYAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1A on the Zone Lot Division, Lot 1, Glendale Villas, of record in Book 6200, page 55, Register's Office for said County.

Said Lot No. 1A fronts 49.8 feet on the southerly margin of Glendale Lane and extends back between parallel lines 332.3 feet to a dead line.

Being the same property conveyed to Kaye L. Sgarlata by Deed from Karen C. Popham of record in Book 8819, page 307, Register's Office for Davidson County, Tennessee.

Kaye L. Sgarlata is now married to Pat Ryan, who joins in this conveyance to convey any interest he may have by way of marriage to Kaye L. Sgarlata, or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1005 Glendale Lane, Nashville, Tennessee 37204**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **28th** day of **October**, **2003**:

Kaye L. Sgarlata

Pat Ryan

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 KAYE L. SGARLATA and PAT RYAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 28th day of October, 2003.

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06