PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **January, 2004, by and between MARTHA SUE CHANLEY and JOHN CHANLEY, WIFE AND HUSBAND, hereinafter called Grantors, and JEANNIE RYAN, AN UNMARRIED WOMAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARTHA SUE CHANLEY and JOHN CHANLEY, WIFE AND HUSBAND, as Grantors, do hereby bargain, sell, transfer and convey unto JEANNIE RYAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3576 OLD CLARKSVILLE PIKE, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 01/22/04 08:30 3pgs
Fees:18.00 Taxes:406.63

20040122-0008393

Martha Sue Chanley
MARTHA SUE CHANLEY
SIGNATURE OF SELLER

John E Chanley
JOHN CHANLEY
SIGNATURE OF SELLER SPOUSE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARTHA SUE CHANLEY and JOHN CHANLEY, WIFE AND HUSBAND, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of January, 2004.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JEANNIE RYAN, AN UNMARRIED WOMAN

3576 OLD CLARKSVILLE PIKE
JOELTON, TN 37080

Property Address:

3576 OLD CLARKSVILLE PIKE
JOELTON, TN 37080

Person Responsible for Taxes:
Bank of America
1401 Best Plaza Dr., Ste 101
Richmond Va 23227

Map & Parcel #: MAP 22, PARCEL 23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **January, 2004.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Solon E. Davis, Engineer, July 20, 1956, as follows:

BEGINNING at a point in the northerly margin of Old Clarksville Pike at the southeast corner of the property conveyed to John Russel Short and wife, by deed from J.L. Burton and wife, of record in Book 2861, page 77, Registers Office for said County; thence with said Shorts easterly line, north 15 deg 45' 30" east 403.02 feet to said Shorts northeast corner; thence south 74 deg 30' east 102 feet to the northwest corner of the property conveyed to Ms. Annie Mae Robinson, et al, by deed from J.L.Burton and wife, of record in Book 2963, page 291, said Registers Office; thence with said Robinsons westerly line, south 16 deg 01' 40" west 402.58 feet to the northerly margin of said pike; thence with the northerly margin of said pike, westerly 49.1 feet to a point; thence with the same, north 74 deg 50' west 50.9 feet to the beginning, containing 0.93 acres, more or less.

Being the same property conveyed to MARTHA SUE CHANLEY and JOHN CHANLEY, WIFE AND HUSBAND, by DEED from MARTHA SUE CHANLEY, EXECUTRIX, of record in INSTRUMENT NO. 20031126-0172142, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 22, PARCEL 23).
2. Unrecorded easements for roads and utilities, if any.