ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Patrick C. Ryan Susan G. Ryan 6228 Bridlewood Lane Brentwood, TN 37027	SunTrust Bank 201 4th Ave N Nashville, TN 37219	MAP and PARCEL 159 153

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 07/02/04 14:35 2pgs
Fees:13.00 Taxes:1387.50

20040702-0079338

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joseph D. Johnson and Leigh P. Johnson, both unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Patrick C. Ryan and Susan G. Ryan, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of River Oaks, Section Two, as of record in Book 4175, Page 85, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph D. Johnson and wife, Leigh P. Johnson, by Warranty Deed dated September 10, 2002, from Mark V. Ezell and wife, Martha N. Ezell, of record in Instrument No. 20021002-0119988, Register's Office for Davidson County, Tennessee. The said Joseph D. Johnson and Leigh P. Johnson divorced pursuant to a Final Decree, executed by Judge Muriel Robinson on May 26, 2004, Docket No. 04D-463, and now own said property as tenants in common. Joseph D. Johnson is one and the same person as Joseph Darby Johnson. Leigh P. Johnson is one and the same person s Leigh Perkins Johnson.

This is property with a common address of 6228 Bridlewood Lane, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4175, Page 85, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4371, Page 678, said Register's office; 4) Easement of record in Book 7808, Page 540, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $375,000.00

Affiant

Subscribed and sworn before me this 29th day of June, 2004.

My Commission Expires: 3/31/2007

Notary Public

GEORGE V. CRAWFORD III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **June, 2004**.

Joseph D. Johnson

Leigh P. Johnson

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 **Joseph D. Johnson and Leigh P. Johnson, both unmarried** , with whom I am personally acquainted, or who 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 office this **29th** day of **June, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0406-114