This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, SUITE 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of December, 2004, by and between Erick Murray and wife, Christina Murray, party of the first part, and Terry Wayne Ryman, Jr. and wife, Robin M. Ryman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of ~~Shelby~~ Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the plan of Stump's Sunrise Heights Subdivision, as of record in Book 332, Page 107, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northwestwardly 177.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to the party of the first part by Special Warranty Deed of record under Instrument Number 20031204-0174340, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 332, Page 107, all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Erick Murray

Christina Murray

Davidson County DEEDWARR
Recvd: 01/06/05 15:07 2 pgs
Fees:13.00 Taxes:303.40

20050106-0002504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Erick Murray and Christina Murray ~~and~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5/16/06

JAMES ANDREW WILEY

Property Owner & Address : Terry Wayne Ryman, Jr. & Robin M. Ryman
326 Sunrise Ave.
Nashville, TN 37211

Tax Parcel No.: 119-14-0-307.00

Property Address: 326 Sunrise Ave.
Nashville, TN 37211

MAIL TAX BILLS TO: Terry Wayne Ryman, Jr. & Robin M. Ryman
326 Sunrise Ave.
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $82,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Terry W Ryman Jr
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5/16/06

JAMES ANDREW WILEY

T.A.I.