398 1 of 3

WARRANTY DEED G-BS-05-1404	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF January, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBYN DUBAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2005

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc A. Lemeke	SunTrust Mortgage	
1404 Forest Side Court (ADDRESS)	201 4th Ave N (NAME) (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	141-15-C 33.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN M. RYAN AND HOLLEA RYAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARC A. LEMEKE, 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 144, ROLLING RIVER ESTATES, PHASE 5, as shown on plat of record in Plat Book 5800, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin M. Ryan, unmarried by Warranty Deed from Cherie Janine Willetts, unmarried, recorded the 10th day of December, 2001 in Instrument No. 20011210-0135542, in the Register's Office of Davidson County, Tennessee. Hollea Ryan joins in this instrument in order to convey any and all marital interest.

This conveyance is subject to any and all existing easements and restrictions as shown of record Plat Book 5800, page 33; Book 4892, page 689; Book 5214, page 933; Book 5336, page 480; Book 5855, page 605; Book 5969, page 156; Book 6298, page 934; Book 4892, page 679, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1404 Forest Side Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 January, 2005.

Kevin M. Ryan

Hollea Ryan

Davidson County DEEDWARR
Recvd: 02/03/05 15:04 2 pgs
Fees:13.00 Taxes:673.40

20050203-0012987

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin M. Ryan and Hollea Ryan, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 28th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)

My Commission E...

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903