THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24146-04-2005** FIle Box	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Tyler WarrenBarrett Kelly Meghan McGill Barrett 1512 Ferguson Avenue Nashville, TN 37212	**Send Tax Bills To:** Fifth Third Mortgage Co. 38 Fountain Square Plaza Cincinnati, OH 45202	**Tax Information:** Map No.117.08-0 Parcel No. 126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam S. Ryan and Michael Swallows, both married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Warren Barrett and wife, Kelly Meghan McGill Barrett** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1512 Ferguson Avenue, Nashville, TN 37212

Subject property has never been the principal residence of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2005.

4/28/05

Adam S. Ryan

Michael Swallows

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Adam S. Ryan and Michael Swallows**, with whom I am personally acquainted (or 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, at office, this 28th day of April, 2005.

Notary Public

My Commission Expires:

12/18/2007

CHRISTOPHER J. SMITH NOTARY PUBLIC AT LARGE PUTNAM COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/29/05 15:58 2 pgs
Fees:13.00 Taxes:1831.50

20050429-0048073

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east 30.1 feet of Lot No. 154 and the west 19.9 feet of Lot No. 153 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots adjoin and front together 50 feet on the north side of Ferguson Avenue, and run back between parallel lines, 152 feet to an alley.

Being the same property conveyed to Adam S. Ryan, married and Michael Swallows, married by deed dated December 31, 2003 from Sylvia Barish, unmarried of record in Instrument No. 20040107-0002744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.