Davidson County DEEDWARR
Recvd: 05/06/05 14:23 2 pgs
Fees:13.00 Taxes:499.50

20050506-0051491

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00709

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brenda K. Akin	NEW OWNER	MAP:142-05-O-A
105 Plantation Court		Parcel:003.00 CO
Nashville, TN 37221	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL A. RYAN AND TAMMY L. SCOTT *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRENDA K. AKIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 105 Plantation Court, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands hand on the 29th day of April, 2005.

Paul A. Ryan

Tammy L. Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PAUL A. RYAN AND TAMMY L. RYAN, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 29th day of April, 2005.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. A-3, TOGETHER WITH THE CARPORT DESIGNATED AS NO. A-3-C IN RIVER PLANTATION, SECTION TWO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGES 136 AND 137, SAID REGISTER'S OFFICE, AND DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 4661, PAGE 334, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO PAUL A. RYAN AND TAMMY L. SCOTT BY WARRANTY DEED FROM CONNIE M. BERNING JAMES AND HUSBAND, LEWIS JAMES, RECORDED ON MAY 13, 2003 IN INSTRUMENT NO. 20030513-0063948, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*PAUL A. RYAN AND TAMMY L. SCOTT, HAVING SINCE MARRIED, THE PROPERTY IS NOW VESTED IN PAUL A. RYAN AND WIFE, TAMMY L. RYAN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.