Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 15

39-B
File #05-1338

Davidson County DEEDWARR
Recvd: 08/03/05 15:34 2 pg
Fees:13.00 Taxes:591.63
20050803-0091308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Richard Lane Marsh, Jr.,*hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kenneth R. Ryder and wife, Sandra B. Ryder, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 26 on the Second Revised Valley View Subdivision, Section One, of record in book 2331, page 88, revised in Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard Lane Marsh, Jr. by deed dated October 30, 2001 of record as Instrument No. 20011106-0121355, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3810 Sentinel Drive, Nashville TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of July, 2005

Richard Lane Marsh, Jr.

State of Tennessee)
County of Davidson)

On this 28th day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard Lane Marsh, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.
My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,900.00.

Affiant

Sworn and subscribed before me on this the 28th day of July, 2005.

Notary Public

My Commission Expires: 4/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NEW OWNER:
Kenneth R. Ryder
3810 Sentinel Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, N.A.
1400 Best Plaza Dr. #101
Richmond, VA 23227

TAX MAP-PARCEL #:
104-1-26