Prepared by & return to:
American Title Company, Inc.
925 Industrial Dr.
Old Hickory TN 37138 file# 05-1736

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 21942B

Davidson County DEEDWARR
Recvd: 09/27/05 09:04 2 pgs
Fees:13.00 Taxes:525.03
20050927-0115716

MAP/GROUP/PARCEL: 042-09-0/084.00

NEW OWNER'S NAME AND ADDRESS:
JASON RYAN & ATINA RYAN
915 WESTCHESTER DR.
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RICHARD W. HICKS and LINDA J. HICKS, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, JASON RYAN and ATINA D. RYAN, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 77 ON THE PLAN OF KEMPER HEIGHTS, SECTION I, OF RECORD IN BOOK 2331, PAGE 65 & 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

The subject property is improved property known as 915 WESTCHESTER DRIVE, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 9847, Page 288, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RICHARD W. HICKS

LINDA J. HICKS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RICHARD W. HICKS and LINDA J. HICKS, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 16th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES SEPTEMBER 22, 2007

CHRIS FORSYTHE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $141,900.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES SEPT. 22, 2007