WARRANTY DEED
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$119,000.00.**

Marshall Scales
Affiant

Subscribed and sworn to before me, this the 14th day of November, 2005.

DANNY SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Yoganco
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marshall Scales	**SAME**	[redacted]220.00
4011 Murray Place		Davidson County DEEDWARR Recvd: 11/28/05 15:07 2 pgs Fees:13.00 Taxes:440.30
Nashville, TN 37216		20051128-0143150

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

Maxey Ryan and wife, Sandra Ryan

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

Marshall L. Scales and wife, Sandy Scales

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

BEING Lot No. 69 Block "C", Resubdivision of Sunnymeade, Unit No. 1; Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maxey Ryan and wife, Sandra Ryan, by Deed from Dorris G. Brewer, unmarried dated 2/10/89 of record in Book 7772, page 266 Register's Office for Davidson County, TN.

This is improved property, known as **4011 Murray Place, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **14th** day of **November, 2005.**

Maxey Ryan

Sandra Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Maxey Ryan and wife, Sandra Ryan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ **14th** day of **November, 2005.**

Notary Public

My Commission Expires: 5/20/06

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY