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. 24926-11-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $226,500.00. Affiant Subscribed and sworn to before me this 12th day of December, 2005. Notary Public My Commission Expires: Exp. 5/28/06 RETURN TO: BOX 10-A PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

WARRANTY DEED

Address New Owner: Christopher S. Ryan, Melissa H.Ryan 808 Magnolia Court East Nashville, TN 37221	**Send Tax Bills To:** Countrywide Home Loans Inc. 3011 Armory Drive Nashville, TN 37204	**Tax Information:** Map No.142.11-0B Parcel No. 026.00-CO

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, **Hollis F. King and wife, Karen M. King**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher S. Ryan and wife, Melissa H. Ryan** ("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 808 Magnolia Court East, Nashville, TN 37221

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 12th day of December, 2005.

Hollis F. King

Karen M. King

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hollis F. King and wife, Karen M. King**, 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 12th day of December, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/12/05 14:07 2 pgs
Fees:13.00 Taxes:838.05

20051212-0149077

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Magnolia Place, as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hollis F. King and wife, Karen M. King by deed dated, September 16, 2004 from Billie Jo Dickson, unmarried of record as Instrument No. 20040924-0115691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Magnolia Place of record in Book 9367, page 807, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Magnolia Place Homeowners Association, Inc. of record in Book 9391, page 887, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 179 amended in Book 7900, page 729, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 7788, page 977, Register's Office for Davidson County, Tennessee.
6. Easement for sewer of record in Book 7803, page 640, Register's Office for Davidson County, Tennessee.