This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $201,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2005.

Notary Public

My Commission Expires: 1-30-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/27/06 10:54 2 pgs
Fees:13.00 Taxes:743.70
20060327-0034449

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Anthony Ryan 455 Old Towne Drive Brentwood, TN 37027	CTX Mortgage Company 801 94th Avenue North St. Petersburg, FL 33702	160-16-0 C 046.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lenard Styron, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Anthony Ryan ,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 46 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 20001103-0109137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lenard Styron by Executor's Quitclaim Deed from Lenard Styron, Executor, of record in Instrument No. 20050622-0071709.

This conveyance in made subject to:

1. Subject to all matters on plan of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975; Instrument No. 20010328-0029845; and Instrument No. 20041206-0144631, said Register's Office.
3. By-Laws of record in Instrument No. 20001214-0123058, said Register's Office.
4. Charter of record in Instrument No. 20001214-0123056, said Register's Office.

This is improved property known as: 455 Old Towne Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 2006.

Lenard Styron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Lenard Styron**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 28th day of February, 2006.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.