STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00.

Rebekah Sims
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of April, 2006.

Dana Delworth
Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/21/06 10:56 2 pgs
Fees:13.00 Taxes:538.35
20060421-0045867

ADDRESS NEW OWNER(S) AS FOLLOWS:
Henry Pile
335 Valeria St.
Nashville, Tennessee 37208

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
P.O. Box 10423
Van Nuys, CA 91410-0423

MAP-PARCEL NUMBERS:
11901042600

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stevon Ryan, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Henry Pile, an unmarried man, hereinafter referred to as 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.22 is the W. G. Thuss Addition, plan of which is recorded in Book 332, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stevon Ryan by Quitclaim Deed from Otto Torndahl and wife, Lucy Torndahl of record in Instrument No. 20020607-0069667, Register's Office for Davidson County, Tennessee, dated June 5, 2002. Being the same property conveyed to Otto Torndahl and wife, Lucy Torndahl by warranty deed from Helen B. Shacklete, unmarried, of record in Instrument No. 200020520-0061349, said Register's Office..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 332, Page 67, Register's Office of said County.

Subject to easement for shared driveway of record in instrument #200205240063609, Register's Office for Davidson County, Tennessee.

Subject to easement for shared driveway of record in Instrument #200205240063656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 335 Valeria St., Nashville, TN 37208.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 hand this 19th day of April, 2006.

Stevon Ryan

Stevon Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, 4/19/06, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/19/2006.

Witness my hand and official seal this 19th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

Return to:
JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
#D-0675