(1)

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$289,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2006.

Notary Public

My commission expires: 9-19-09

(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/25/06 12:15 2 pgs
Fees:13.00 Taxes:1069.30

20060425-0047150

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward S. Ryan **Stephani Ryan**	New Owner	**Map 083-06, Parcel 046**
805 North 16th Street		
Nashville, TN 37206		

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

Sheldon W. Ferguson, an unmarried woman

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

Edward S. Ryan and Stephani Ryan, husband and wife

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:

TRACT NO. 1: LAND in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 1 in Block "C" on the map showing subdivision of Lots No. 8, 9, 10 and part of Lot No. 7, in Block "A", Lots Nos. 13 and 14 in Block "B", all of Block "C" in the Subdivision of Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of 16th Street, 75 feet northerly from the Northeast corner of 16th Street, or Porter Avenue, and Franklin Street, it being the Southwest corner of said Lot No. 1; thence, with the easterly margin of the said 16th Street northerly 25 feet to the corner of Lot Nos. 1 and 2; thence, easterly with the line between said two lots 150 feet to the westerly margin of an alley; thence, with the westerly margin of said alley southerly 25 feet to a point; thence, with a line, said line being parallel to the northerly margin of Franklin Street, westerly 150 feet to the point of BEGINNING.

TRACT NO. 2: LAND in Davidson County, Tennessee, being Lot No. 2 in Block "C" on the map showing subdivision of Lots No. 8, 9, 10 and part of Lot No. 7, in Block "A", Lots Nos 13 and 14 in Block "B", all of Block "C" in the Subdivision of Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 56 feet on the easterly side of Porter Avenue or 16th Street extended and runs back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Sheldon W. Ferguson, an unmarried woman, by Warranty Deed from Mary Gates and husband, Charles Christian Gates, of record in Instrument No. 20040803-0092775, Register's Office for Davidson County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **805 North 16th Street, Nashville, TN 37206**

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 we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 **19th** day of **April, 2006.**

Sheldon W. Ferguson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheldon W. Ferguson,** the bargainor, 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 and official seal at Nashville, Tennessee, this **19th** day of **April, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY