Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2006.

Notary Public
My commission expires: 9-20-08

03-0605-33657

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sam Ferrise	Regions Bank	141-06-0-C-056
3933 Bridgeview Lane	PO Box 1713	
Nashville TN 37221	Memphis TN 38101-1713	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald G. Bryant, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sam Ferrise and Megan E. Lawson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald G. Bryant and Kelly L. Bryant, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated February 27, 2004, of record in Instrument No. 20040315-0028979, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Ronald G. Bryant by quitclaim deed from Kelly Lynn Bryant, dated May 23, 2005, of record in Instrument No. 20050527-0059883, Register's Office for Davidson County, Tennessee.

Donna Bryant, wife of Ronald G. Bryant, hereby joins in the execution of this instrument, for the purpose of conveying her marital interests, if any, in subject property.

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.

This property is improved property known as 3933 Bridgeview Lane, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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.

Davidson County DEEDWARR
Recvd: 05/30/06 14:43 2 pgs
Fees:13.00 Taxes:643.80
20060530-0063374

WITNESS my hand this 26th day of May, 2006.

Ronald G. Bryant

Donna Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald G. Bryant and Donna Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of May, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

