STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of June, 2006.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 06/15/06 08:08 2 pgs
Fees:13.00 Taxes:850.63
20060615-0071059

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eugene Blayne Young Jr.

1005 ~~Glen Dale~~ Glendale Ln
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

132090004.00

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, Gregory N. Ryan ,And Wife, Julia A. Ryan hereinafter referred to as Grantors, hereby transfers and conveys to Eugene Blayne Young Jr., 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:

Land in Davidson County, Tennessee, being Lot. No.1A on the Zone Lot Division, Lot 1, Glendale Villas, of record in Book 6200, page 55, Register's office for said County. Said Lot 1A fronts 49.8 feet on the southerly margin of Glendale Lane and extends back between parallel lines 332.3 feet to a dead line.

Being the same property conveyed to Gregory N. Ryan AND WIFE, Julia A. Ryan by Warranty Deed from Kaye L. Sgarlata and Husband, Pat Ryan of record in Instrument # 20031031-0160135, Register's Office for Davidson County, Tennessee, dated 10/28/03.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6200, Page 55, Register's Office of said County.

Restrictions of record in Book 6299, page 369, Register's Office of said County.

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 1005 ~~Glen Dale~~ Glendale Ave, Nashville, TN 37204.

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 13th day of June, 2006.

Gregory N. Ryan by Stephanie Marks Ryan, Attorney in Fact

Gregory N. Ryan by Stephanie Marks Ryan, Attorney In Fact

Julia A. Ryan by Stephanie Marks Ryan, Attorney in Fact

Julia A. Ryan by Stephanie Marks Ryan, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stephanie Marks Ryan, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, **Attorney-in-Fact** of Gregory N. Ryan And Julia A. Ryan (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 13th day of June, 2006.

My Commission Expires:.

10.10.09

Donald R. Barrett Jr, Notary Public.

DONALD R. BARRETT, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

260501621