Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 47860
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/27/06 13:39 2 pgs
Fees:13.00 Taxes:569.80
20060627-0076797

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walter Ryan Sharon Ryan 8207 Sawyer Brown Road #H-4 Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 142010A05200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne E. McIntosh, formerly known as Anne E. Sutphin, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Ryan and spouse, Sharon Ryan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.H-4 together with the carport designated as H-4-C of river Plantation, Section One, a° horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460 page 59 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Anne E. Sutphin by deed from Ellen Goodwin Davenport f/ka/ Ellen H. Goodwin of record in Doc. No. 20030219-0021475, Register's Office for Davidson County, Tennessee. The said Anne E. Sutphin has since divorced and is now known as Anne E. McIntosh.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 59, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4562, page 474, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8207 Sawyer Brown Road, #H-4, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2006.

Anne E. McIntosh

State of TENNESSEE

County of DAVIDSON

On this 23rd day of June, 2006 , before me the undersigned authority, personally appeared Anne E. McIntosh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $154,000.00

Affiant

Sworn and subscribed before me this the 23rd day of June, 2006

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.