This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/12/06 11:52 3 pgs
Fees:18.00 Taxes:573.50
20060912-0112796

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilbur Allen Nesbitt and wife, Melinda Anne Nesbitt** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jennifer K. Ryon** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 11 day of September, 2006.

Wilbur Allen Nesbitt

Melinda Anne Nesbitt

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Wilbur Allen Nesbitt and Melinda Anne Nesbitt**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 11 day of September, 2006

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11 day of September, 2006.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE NOTARY PUBLIC

Map and Parcel: 149-02-0-B-51.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Jennifer K. Ryon
1322 Keyser Road
Ramona, CA 92065

Exhibit A

Land in Davidson County, Tennessee, being Lot Number 144 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92-94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilbur Allen Nesbitt and wife, Melinda Anne Nesbitt, by Warranty Deed from Grant A. Gillespie and wife, Yvette C. Gillespie dated 11/28/95, and recorded 12/01/95 in Book 9874, page 460, Register's Office for Davidson County, Tennessee.