Davidson County DEEDWARR
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Fees:18.00 Taxes:233.10
20070116-0006466

FBR
JVR

FROM: Jonathan P. Ryan and Donald K. Rucker
TO: Friends Realty, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Friends Realty, LLC 811 PHEASANT RUN CT. N. BRENTWOOD, TN 37027	(same)	Map 168 Part of Parcel 110

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

K Reddy
Affiant

Subscribed and sworn to before me, this the 12th day of January, 2007.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/21/07

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan P. Ryan and Donald K. Rucker, as tenants in common, hereinafter called "GRANTORS", has bargained and sold, and by these presents does transfer and convey unto Friends Realty, LLC, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Property located on Hester Beasley Road in Davidson County, Tennessee. Being shown as part of parcel 110 on Davidson County Property Map 168. Being described according to a survey by C & K Surveyors, L.L.C., William E. Crenshaw R.L.S. #2395, dated October 2, 2006 as follows:
>
> Beginning at an iron pin set in the northerly right-of-way of Hester Beasley Road at the Southwest corner of the herein described tract and the Southeast corner of Tract 3. Said pin being located 742.43', as measured along the northerly right-of-way of Hester Beasley Road in a Southeasterly direction, from the easterly right-of-way of Highway 100. Thence from said Point of Beginning,

leaving Hester Beasley Road with the line of Tract 3, N 34° 13' 38" E – 1182.43' to an iron pin set; Thence with Tract 11, S 86° 26' 38" E – 232.53' to an iron pin set; Thence with Tract 5, S 34° 13' 38" W – 1194.12' to an iron pin set in the northerly right-of-way of Hester Beasley Road; Thence with said right-of-way, N 84° 07' 36" W – 196.26' to an iron pin set; Thence with a curve right, having a radius of 525.00', a chord length of 30.54, said chord having a bearing of N 82° 27' 36" W and an arc length along said curve of 30.54' to the Point of Beginning.

Being the same property conveyed to Jonathan P. Ryan and Donald K. Rucker, as tenants in common, by deed from The Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust – 2000, C. K. Hiryana Gowda, Trustee and S. D. Gowda, Trustee and The Bhat Family Limited Partnership, a Tennessee Limited Partnership, and H. R. Mallappa Gowda, of record as Instrument No. 20061211-0152726, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2007 Metropolitan Government Taxes.

2. Public Utility easement granted to Harpeth Valley Public Utilities District, of record in Book 9741, page 3, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is unimproved property located on Hester Beasley Road, Nashville, Tennessee.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 12th day of January, 2007.

Jonathan P. Ryan

Donald K. Rucker

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 Jonathan P. Ryan and Donald K. Rucker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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