WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2007

Notary Public

MY COMMISSION EXPIRES: 11/8/09
(AFFIX SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

Davidson County DEEDWARR
Recvd: 04/09/07 12:40 2 pgs
Fees:13.00 Taxes:693.75

20070409-0041746

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny B. Ledford Jr.	Countrywide Home Loans, Inc.	140-161.00
(NAME)	(NAME)	(MAP)
7420 Bidwell Road	3011 Armory Drive Suite 120	
(ADDRESS)	(ADDRESS)	(PARCEL)
Joelton, TN 37080	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Edward S. Ryan and wife, Stephani Ryan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Danny B. Ledford Jr. and wife, Amanda D. Ledford**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 4, on the Plan of Sugar Ridge, Section "A", of record in Plat Book 5200, page 599, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Edward S. Ryan by deed from Joe F. Sloan and wife, Carolyn D. Sloan, dated November 25, 2003, of record in Instrument No. 20031126-0172074, and further conveyed to Edward S. Ryan and wife, Stephani Ryan, by Quitclaim Deed from Edward S. Ryan, dated March 8, 2005, of record in Instrument No. 20050317-0029330, all in the Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 7420 Bidwell Road, Joelton, Tennessee 37080

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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/our hand(s) this 30th day of March, 2007.

Edward S. Ryan

Stephani Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Edward S. Ryan; Stephani Ryan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of March, 2007.

Notary Public

My Commission Expires: 1/14/09

James M. Wells
State of Tennessee Notary Public
Davidson County