WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 14:52 3 pgs
Fees:18.00 Taxes:495.80

20070502-0052623

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,000.00.

Affiant

Subscribed and sworn to me on April 27, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22438SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Steis 5511 Vaught Drive Nashville, TN 37209	NEW OWNER	103-02-170

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John F. Riley, a married man and Rani P. Christie, a married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ryan Steis, a single person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Richland Meadows, Section Five, of record in Book 2330, page 92, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to John F. Riley and wife, Jamie Riley, and Rani P. Christie and wife, Marla Christie, by Deed from Rhonda Pinkerman, a single woman, of record as Instrument No. 20050802-0090505 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20050916-0111782 in said Register's Office, Jamie Riley quitclaimed all her right, title and interest in said property to John F. Riley. By Quitclaim Deed of record as Instrument No. 20050916-0111783 in said Register's Office, Marla Christie quitclaimed all her right, title and interest in said property to Rani P. Christie.

Jamie Riley, the spouse of John F. Riley and Marla Christie, the spouse of Rani P. Christie, do not join in this conveyance as the subject property is not now nor has it ever been the used as the primary residence of the parties.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2330, page 92, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 2541, page 575, in said Register's Office.

This property is also known as improved property located at 5511 Vaught Drive, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on April 27, 2007.

John F. Riley

John F. Riley

By: Jamie Granbery, atty in fact

Jamie Granbery, Attorney-In-Fact

Rani P. Christie

Rani P. Christie

By: Jamie Granbery atty in fact

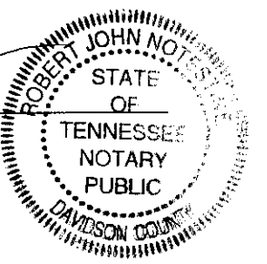
Jamie Granbery, Attorney-In-Fact

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 Jamie Granbery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of John F. Riley, as his Attorney in Fact, as the free act and deed of the within named John F. Riley.

Witness my hand and official seal this 27th day of April 2007.

NOTARY PUBLIC



My Commission Expires:

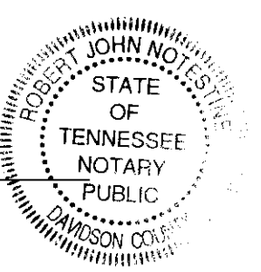
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