THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07040042**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2007. Notary Public My Commission Expires: 6/9/07

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Ryan and Dorothy C. Ryan 3509 Colony Point West Nashville, TN 37217	~~New Owner~~ Countrywide Home Loans 2021 N. Gallatin Rd Madison TN 37115	Tax Parcel ID No. 136-6-34.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Kent Howard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Ryan and Dorothy C. Ryan,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 237 ON THE PLAN OF PRIEST LAKE PARK, SECTION 5, AS OF RECORD IN PLAT BOOK 4460, PAGE 174, 175 AND 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOHN KENT HOWARD, UNMARRIED BY WARRANTY DEED FROM JAMES W. CUNNINGHAM, AN UNMARRIED PERSON, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010905-0095932, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3509 Colony Point West, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2007.

Davidson County DEEDWARR
Recvd: 05/29/07 14:57 2 pgs
Fees:13.00 Taxes:610.50
20070529-0063583

John Kent Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Kent Howard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2007.

Notary Public

My Commission Expires: 11/22/10

