Prepared by: & return to,
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/06/07 14:07 2 pgs
Fees:13.00 Taxes:281.20

20070706-0080895

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2007.

Notary Public
My commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0706-45520

Address of New Owner:	Send Tax Bills to:	Tax Information
William Ellis Bryan 106 Glenrose Avenue Nashville TN 37210	New Owner	119-01-0 026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Magdalena Samuchin, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Ellis Bryan and wife Katherine Bryan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the map showing subdivision of a 1.73 acre tract on the Plan of Section "B" on The Plan of The John Thoni Lands, of record in Book 974, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 4 fronts 60 feet on the northerly side of Glenrose Avenue or the Mill Creek Road, and runs back between parallel lines, 150 feet, more or less, to a dead line and measures 84 feet on said line.

Being the same property conveyed to Magdalena Samuchin by deed from Capital Journey, LLC, dated August 19, 2003, recorded October 30, 2003, of record in Instrument No. 20031030-0159651 , Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property is not her primary residence nor the primary residence of her spouse or any of her dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 106 Glenrose Avenue, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of July, 2007.

Magdalena Samuchin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Magdalena Samuchin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of July, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON