Davidson County DEEDWARR
Recvd: 10/29/07 14:22 2 pgs
Fees:13.00 Taxes:314.50
20071029-0127476

FB12
JLR

FROM: Beverly N. Ryan

TO: Jonathan P. Ryan

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jonathan P. Ryan 200 Aspenwood Lane Nashville, Tennessee 37221	(same)	Map 102-3 Parcel 85

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 $85,000.00.

Jonathan P. Ryan
Affiant

Subscribed and sworn to before me, this the 25th day of October, 2007.

Jeanette L. Ramer
Notary Public

My Comm. Expires: 7/5/11

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

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, Beverly N. Ryan, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jonathan P. Ryan, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1281, on the Plan of Charlotte Park, Section 18, as of record in Book 3600, pages 51 and 52, Register's Office for said County.

Said lot fronts 72 feet on the northerly side of Landau Drive and extends back 190 feet on the easterly line and 207.4 feet on the westerly line, which is a broken line to a dead line and measures 44.14 feet thereon.

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Being the same property conveyed to Beverly N. Ryan by deed from Joe Larry Wilkinson and wife, Barbara H. Wilkinson to Charlie M. Ryan and wife, Beverly Ryan, of record in Book 4354, page 169, said Register's Office, and by deed from Charlie M. Ryan, of record in Book 7524, page 965, said Register's Office.

This is improved property known as 532 Landau Drive, Nashville, Tennessee 37209.

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

1. 2007 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plans of record in Book 3600, pages 51 and 52, said Register's Office.

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 GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her 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 my hand this 25th day of October, 2007.

Beverly N. Ryan

Beverly N. Ryan

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 Beverly N. Ryan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of October, 2007.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 7/5/11

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

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