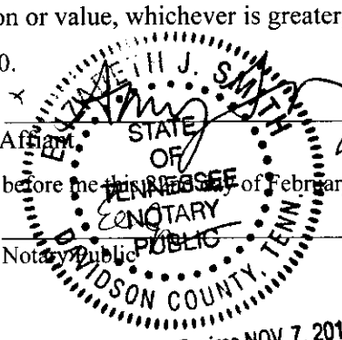
THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27373-01-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2008. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Amy L. Ryan, Christopher A. Sunday 935 Riverside Drive Nashville, TN 37206	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.:08307021300

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, **Angela Evins Warren, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy L. Ryan, unmarried and Christopher A. Sunday, unmarried, as joint tenants with right of survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 935 Riverside Drive, Nashville, TN 37206

Lee Warren joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 02/29/08 14:59 3 pgs
Fees:18.00 Taxes:610.50
20080229-0020324

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of February, 2008.

Angela Evins Warren

Lee Warren

STATE OF Arizona, COUNTY OF Pima SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Angela Evins Warren**, 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 for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2008.

Notary Public

My Commission Expires: 11/30/2008

STATE OF Arizona, COUNTY OF Pima SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lee Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2008.

Notary Public

My Commission Expires: 11/30/2008

OFFICIAL SEAL
KATHERINE V. GONZALES
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Expires Nov. 30, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Roselawn as of record in Plat Book 2133, page 1, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Angela Evins, unmarried by deed dated December 8, 2003 from Marie Hopkins, unmarried of record in Instrument No. 20031210-0177423, Register's Office for Davidson County, Tennessee. Angela Evins having since married and now known as Angela Evins Warren

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, page 1, Register's Office for Davidson County, Tennessee.