Davidson County DEEDWARR
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Fees:13.00 Taxes:1110.00
20080529-0054612

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008030042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$300,000.00**

Sworn to and subscribed before me this 27th day of May, 2008.

Michael J. McCaig
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael J. McCaig 4510 Glendale Place Nashville, TN 37215	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	13107009100

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ralph R. Bryant, a widower**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Justin McCaig, unmarried and Patricia Diaz, unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 9 on the Map of Lone Oak Heights, as of record in Book 1424, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Lone Oak Circle, the common corner of Lots Nos. 9 and 27, thence westerly along the margin of said Circle, 160 feet to the beginning of a curve; thence around said curve, northwesterly, 41.8 feet to a point in the easterly margin of Glendale Place; thence with the margin of the same, northerly 177.4 feet to the corner of Lots Nos. 9 and 10; thence easterly along the line between said lots, 170 feet to the corner of Lots 9, 10 and 27; thence with the line between Lots 9 and 27, southerly 180 feet to the beginning. Description taken from prior deed.

Being the same property conveyed to Ralph R. Bryant and wife, Charles P. Bryant, by Warranty Deed from Jim M. Fitts and wife, Sammye Phillips Fitts, recorded on the 1st day of November, 1948 in Book 1644, Page 289, in the Register's Office of Davidson County, Tennessee. **The said Charles P. Bryant having since died on August 14, 2007.**

This conveyance is made subject to: All matters shown on the plan of record in Book 1424, Page 2, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes have been assumed and will be paid by the Grantee.**

This is improved property known as **4510 Glendale Place, Nashville, TN 37215.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs 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.

WITNESS my hand, this27th day of May, 2008.

Ralph R. Bryant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Ralph R. Bryant**, the within named bargainor, 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 27th day of May, 2008.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009