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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $292,500.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2008.

Notary Public
My commission expires: My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 05/30/08 13:04 2 pgs
Fees:13.00 Taxes:1082.25
20080530-0055136

02-0805-46041

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan William McBride 1125 Douglas Avenue Nashville TN 37206	Countrywide Bank PO Box 10423 Van Nuys, CA 91410-0423	072-13-0 420.00

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, Deborah Peters-Thomas, Unmarried, D/B/A Classic Renovations, and, Amy Georgiades, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan William McBride, Unmarried, 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 the easterly ½ of Lot No. 6 on the Plan of Sharp & Horn's 4th Addition, of record in Book 161, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the northerly side of East Douglas Avenue and runs back between parallel lines, along the westerly margin of an alley, 120 feet to an alley in the rear.

Being the same property conveyed to Deborah Peters-Thomas D/B/A Classic Renovations and, Amy Georgiades by deed from Richard Elmer Pirtle and wife, Shirley L. Pirtle, dated April 3, 2006, recorded April 6, 2006, of record in Instrument No. 20060406-0039356, Register's Office for Davidson County, Tennessee.

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 1125 Douglas Avenue, Nashville, TN 37206

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 15th day of May, 2008.

Deborah Peters-Thomas

Amy Georgiades

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Peters-Thomas and Amy Georgiades, 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 15th day of May, 2008.

State of Tennessee at Large

My Commission expires :

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC