WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 09:06 3 pgs
Fees:18.00 Taxes:714.10
20080730-0077746

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00.

Kathy Snell-Ryan
Affiant

Subscribed and sworn to me on July 23, 2008.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23433SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adam B. Baird 1117 Stratford Avenue Nashville, TN 37216	Countrywide Bank, FSB 801 Crescent Center Dr. #510 Franklin, TN 37067	61-15-353

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Ryan and wife, Kathryn Snell-Ryan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Adam B. Baird, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 294 on the Map of Inglewood Place of record in Book 332, page 101, in the Register's Office for Davidson County, Tennessee.
>
> Said westerly part of said Lot No. 294 fronts 50 feet on the northerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line, measuring 50 feet thereon.
>
> Being the same property conveyed to John Ryan and wife, Kathryn Snell-Ryan, by Deed from Michele Singletary and husband, Robert R. Marcum, of record as Instrument No. 20060627-0076749 in the Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
> 3. Matters shown on plan of record in Book 332, page 101, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1117 Stratford Avenue, Nashville, TN 37216.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on July 23, 2008.

John Ryan

John Ryan

By: Kathy Snell-Ryan ATTY in Fact

Kathryn Snell-Ryan, Attorney-In-Fact

Kathy Snell-Ryan

Kathryn Snell-Ryan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 23, 2008, before me personally appeared Kathryn Snell-Ryan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 23, 2008.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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 Kathryn Snell-Ryan, 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 on behalf of John Ryan, as his Attorney in Fact, as the free act and deed of the within named John Ryan.

Witness my hand and official seal this 23th day of July 2008.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

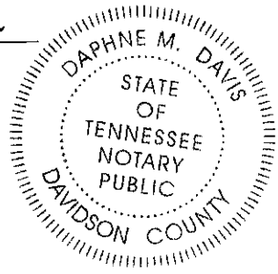
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)