THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,260.00. Kelly Dorsey Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2008 Theresa D. Dorsey Notary Public MY COMMISSION EXPIRES: 9.21.09 (AFFIX SEAL)

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/13/08 10:47 2 pgs
Fees:13.00 Taxes:278.46
20080813-0083318

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah J. Clark	Magna Bank	MAP 080-070
3317 Olsen Lane	P.O. Box 17257	PARCEL 075.00
Nashville, TN 37218	Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pamela A. Potts Ryan and husband Charles Michael Ryan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH JOANN CLARK, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 494 on the Plan of Section Eight, Bordeaux Hills of record in Plat book 4175 page 113, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela Potts by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8471 page 176, in the Registers Office for Davidson County, Tennessee, dated October 11, 1991. Pamela Potts is also known as Pamela A. Potts and as Pamela A. Potts Ryan. Charles Michael Ryan joins in this conveyance with his martial rights to this property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3317 Olsen Lane, Nashville, TN 37218.**

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand(s) this the 8th day of August, 2008.

Pamela A. Potts Ryan
Pamela A. Potts Ryan

Charles Michael Ryan
Charles Michael Ryan

Return to:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 200
Murfreesboro, TN 37129

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 **Pamela A. Potts Ryan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of August, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Charles Michael Ryan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of August, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN