BILL GARRETT, Davidson County
Trans:T20090031715 DEEDWARR
Recvd: 05/13/09 13:33 3 pgs
Fees:18.00 Taxes:118.40

20090513-0044127

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2009.

NOTARY PUBLIC

My Commission expires:

ERICA MARTINEZ NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

THIS INSTRUMENT PREPARED BY:
Thomas C. Scott, Tune, Entrekin & White, P.C., Suite 1700, 315 Deaderick St., Nashville, TN 37238

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Deborah Saunders Ryan and Dennis Ralph Ryan	Same	Portion of Map 158-04A Parcel 95
(NAME)	(NAME)	
78 St. Mellion		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Marc Barclay and wife, Krissa Barclay hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Deborah Saunders Ryan and husband Dennis Ralph Ryan hereinafter called the **GRANTEES**, their heirs and represntatives, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: See Exhibit A attached hereto

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, forever. We covenant with 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, except as set forth on Exhibit A. We do further covenant and bind ourself, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and representatives, 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 this 11th day of May, 2009

Marc Barclay

Krissa Barclay

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marc Barclay and wife, Krissa Barclay**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of May, 2009.

My Commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

Notary Public

EXHIBIT A

Description

Land in Davidson County, Tennessee, being formerly a portion of Lot No. 90, as shown on the map entitled the plan of Revised Section Two, Otterwood, Revised, of record in Book 6900, page 598-602, Register's Office for Davidson County, Tennessee and now a portion of Lot 92 as shown on the Final Plat of Lots 90 and 92, Otterwood, Section Two of record as Instrument No. 20090305-0019829 said Regsiter's Office and described as follows:

To find the point of beginning for the following described parcel begin at the northeast corner of said Lot 90, thence in a southerly directon along the easterly boundary of said Lot 90 S25°24'10"E, 220.00 feet to the point of beginning; thence leaving said easterly boundary of Lot 90 S75°38'02"W, 133.84 feet to a point; thence S49°47'52"W, 99.90 feet to a point in the southerly boundary of said Lot 90 which is also the westerly boundary of Lot 92 on said plan of Revised Section Two, Otterwood Revised of record in Plat Book 6900, page 598-602 said Registers Office; thence, along said boundary, N74°44'46"E, 190.00 feet to a point being a common corner of Lot 90 and Lot 92, thence, with the easterly boundary of said Lot 90 in a northerly direction N25°24'10"E, 52.81 feet to the point of beginning.

Being a portion of the same property conveyed to MARC BARCLAY AND WIFE, KRISSA BARCLAY, by deed from FIRST TENNESSEE BANK, N.A., of record as Instrument No. 20040514-0057036, dated May 10, 2004, said Register's Office.

The above Parcel is conveyed subject to:

1. 2008 and 2009 real property taxes prorated in accordance with a separate agreement.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7260, page 483 and Book 8762, page 199 said Register's Office.