

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$84,500.00**.

AFFIANT

Subscribed to and sworn before me this 12th day of November, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7/16/11 (NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20090078267 DEEDWARR
Recvd: 11/17/09 14:35 2 pgs
Fees:13.00 Taxes:312.65

20091117-0105931

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael P. Hunter 705 Blackstone Avenue Madison, TN 37115	**GUARANTY TRUST COMPANY** **316 ROBERT ROSE DRIVE** **MURFREESBORO, TN 37129**	Map 052-02 Parcel 154

WARRANTY DEED

FOR AND IN 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, I/WE, **LILLIAN C. RYAN, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL P. HUNTER, UNMARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 the easterly 50 feet of Lot No. 12 and the westerly 30 feet of Lot No. 13 of Block "B", on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference in hereby made for a more complete description.

Said parts of said lots front together 80 feet on the northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Alvin C. Ryan and wife Lillian C. Ryan by deed from M & R Company, Inc. of Nashville of record in Book 1632, page 558, Register's Office for Davidson County, Tennessee, dated July 12, 1948.

Alvin C. Ryan has since died on September 1, 1990, a resident of Davidson County, Tennessee, and is survived by his spouse, Lillian C. Ryan.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 705 Blackstone Avenue Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 12th day of November, 2009

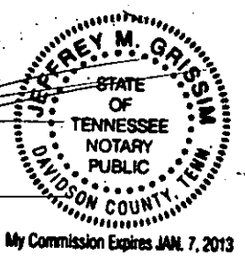
X Lillian C. Ryan

Lillian C. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of November, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lillian C. Ryan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of November, 2009.



Notary Public

My Commission Expires JAN. 7, 2013

Commission Expires: