THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29417-03-2010** **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2010. Notary Public My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Stephanie Marks-Ryan 2161 Brookview Drive Nashville, TN 37214	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 08414003500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Delzell and wife, Elizabeth G.Delzell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Marks-Ryan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2161 Brookview Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2010.

James M. Delzell by Stephen J. Anderson AIF
James M. Delzell
By Stephen J. Anderson, Attorney-in-Fact

Elizabeth G. Delzell by Stephen J. Anderson AIF
Elizabeth G. Delzell
By Stephen J. Anderson, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen J. Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said James M. Delzell and Elizabeth G. Delzell and is authorized by the said Stephen J. Anderson to execute this instrument on their behalf. .

Witness my hand, at office, this 25th day of March, 2010.

Notary Public

My Commission Expires:
1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20100019896 DEEDWARR
Recvd: 04/06/10 09:47 2 pgs
Fees:13.00 Taxes:536.50

20100406-0025502

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two, Donelson Meadows, as of record in Plat Book 2133, page 100, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Delzell and wife, Elizabeth G. Delzell by deed dated July 10, 1964 from Robert H. Stoltz and wife, Joy M. Stoltz of record in Book 3789, page 605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, page 100, Register's Office for Davidson County, Tennessee.