Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 101
Nashville, TN 37215

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2010.

Notary Public
My commission expires: Jan 23, 2012

03-1004-36516

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Cunningham 5104 Brucewood Drive Nashville TN 37211	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	161-06-0-143

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret Maguire and husband, Conor Maguire, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Cunningham, an unmarried person, hereinafter called the Grantees, their successors 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. 251, on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Maguire and husband, Conor Maguire, by deed from David M. Blair and wife, Donna G. Blair, dated April 30, 1999, recorded May 4, 1999, in Book 11460, Page 706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5104 Brucewood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/02/10 14:52 3 pgs
Fees:18.00 Taxes:617.90
20100602-0042542

WITNESS my hand this 28th day of MAY, 2010.

Margaret Maguire

Conor Maguire

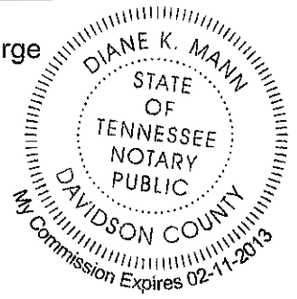
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Maguire and Conor Maguire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of May, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13



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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

