RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2010.

Notary Public

My Commission Expires: 3/21/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

BILL GARRETT, Davidson County
Trans:T20100080644 DEEDWARR
Recvd: 12/22/10 14:15 2 pgs
Fees:13.00 Taxes:518.00
20101222-0101889

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tony E. Ryans and Shannon Ryans 508 Clearwater Dr. Nashville, TN 37217	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	150-01-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JOHN P. OLDHAM and wife, BEVERLY T. OLDHAM, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto TONY E. RYANS and wife, SHANNON RYANS, 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. 127 on the Plan of Edge-O-Lake Estates, Section 8, of record in Book 3700, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John P. Oldham and wife, Beverly T. Oldham by deed from Ralph Stevens Construction Company, Inc., dated July 1, 1967, of record in Book 4151, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2011 and subsequent years; (2) All matters shown on the Plan of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 4076, Page 565, Register's Office for Davidson County, Tennessee; (4) All other restrictions and easements of record, if any.

This property is improved property known as 508 Clearwater Drive, Nashville, Tennessee 37217.

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 Grantors do covenant with said Grantees that Grantors 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 otherwise herein set out; Grantors do further covenant and bind themselves, their heirs 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.

WITNESS my hand this 16th day of December, 2010.

JOHN P. OLDHAM

BEVERLY T. OLDHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN P. OLDHAM and BEVERLY T. OLDHAM, the within named bargainors, with whom I am personally acquainted (or proved to me on 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, this 16 day of December, 2010.

Notary Public

My Commission Expires: 9/9/14

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.