This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-060

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ryan Tran	(NAME) Same as New Owner	Map & Parcel # 03312012800
(STREET ADDRESS) 423 Janette Ave.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville TN 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Cynthia Mowry *, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **RYAN TRAN, a married man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section 1 Gateway, as of record in Book 3300, pages 39 and 40, Register's Office, Davidson County, Tennessee.

Said Lot no. 62 fronts 108 feet on the southerly side of Janette Avenue and extends back 108 feet more or less on the easterly line and 109.1 feet on the westerly line, to the line of Dry Creek on which it measures 118 feet, more or less.

Being the same property conveyed to Ryman E. Buchanan and wife, Ruby J. Buchanan, by deed of record in Book 4975, page 473, Register's Office, Davidson County, Tennessee. The said Ryman E. Buchanan and wife, Ruby J. Buchanan, having since died; he having predeceased her. The said Ruby J. Buchanan having died testate, and by will of record in Probate Docket #11P336, Davidson County Probate Court, Cynthia Mowrey was appointed executrix of the estate and the real property was devised to the executrix with full power to sell and convey.

* Executrix of the Estate of Ruby Buchanan, duly appointed by the Probate Court #11P336, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $71,000.00.

Subscribed and sworn to before me this the 25th day of May, 2011.

Affiant

My commission expires: 10-25-14

Marjorie A. Haines Notary Public

This is improved property known as 423 Janette Ave., Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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 our hand this 25th day of May, 2011.

Estate of Ruby Buchanan, Deceased

By: Cynthia J. Mowry
Cynthia Mowry, Executrix

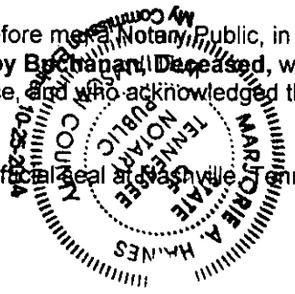
BILL GARRETT, Davidson County
Trans:T20110032310 DEEDWARR
Recvd: 06/01/11 09:29 2 pgs
Fees:13.00 Taxes:262.70

20110601-0041546

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me a Notary Public, in and for said County and State, **CYNTHIA MOWRY, Executrix of the Estate of Ruby Buchanan, Deceased,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2011.



Marjorie A. Haines, Notary Public
My Commission Expires: 10/25/14

ENCUMBRANCES:

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Section 1 Gateway, as of record in Book 3300, pages 39 and 40, Register's Office, Davidson County, Tennessee, including a public utility and sewer easement running across the property.