THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Tennessee
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00. Nicholas Pucci Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2011 Notary Public MY COMMISSION EXPIRES: 7-6-15 (AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Farris	New Owner	MAP 117-02-1
2304 Oxford Road		PARCEL 135.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Dan J. Bryan, unmarried and Laura N. Bryan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Farris and wife, Kathryn Ayers Farris**

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. 9 of Block B on the Map of Stokes Tract of record in Plat Book 974 page 24, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dan J. Bryan and wife Laura N. Bryan by deed from Dennis Schilling and wife Donna Schilling, of record in Instrument No. 20070521-0059971, said Registers office for Davidson County, dated May 18, 2007. Dan J. Bryan and Laura N. Bryan have since divorced.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2304 Oxford Road, Nashville, TN 37215.**

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 we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20110069298 DEEDWARR
Recvd: 11/03/11 13:42 2 pgs
Fees:13.00 Taxes:2072.00
20111103-0085865

Witness our hand(s) this the 28th day of October, 2011.

Dan J. Bryan by Mindy Orman, Atty in Fact
Dan J. Bryan by Mindy Orman, Attorney-in-Fact

Laura N. Bryan by Mindy Orman, Atty in Fact
Laura N. Bryan by Mindy Orman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mindy Orman** 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 on behalf of **Dan J.** Bryan, as his Attorney-in-Fact, as the free act and deed of the within named **Dan J. Bryan.**

Witness my hand and official seal this the 28th day of October, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mindy Orman** 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 on behalf of **Laura N. Bryan,** as her Attorney in Fact, as the free act and deed of the within named **Laura N. Bryan**.

Witness my hand and official seal this the 28th day of October, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN